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APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

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CHECKLIST OF DOCUMENTS	COPY IN BINDER
R-201 APPLICATION FOR LOAN AND GRANT	
(1) Form H-612 : Application for Loan and Grant	_
(2) Exhibit A : Description of perimeter and boundary of Project Area	_
R-202 LABOR STANDARDS	
(1) HHFA transmittal letter	_
(2) Form H-647 : Determination of Prevailing Salaries	_
R-203 PROJECT PHOTOGRAPHS	_
R-211 COMMUNITY REQUIREMENTS DATA	_
R-212 PROJECT AREA REPORT	
(1) Basis for revision in Project boundaries	_
(2) Maps of Project Area:	_
(3) Project Area Data	
(a) Form H-6120 : Summary of Project Area Data	_
(b) Basis for Project Area Data	_
(c) Determination of residential character	_
(d) Distribution of deficiencies	_
(4) Eligibility as non-residential exception	_
(5) Section 112 qualifications	_
(6) Clearance and redevelopment proposals	_
(a) Justification of extent of clearance	_
(b) Classification of substandard buildings	_
(c) Acquisition of sound properties	_

Washington Park B65R URA-A

R-213 THE URBAN RENEWAL PLAN

(1) Table of Contents _
(2) Description of Project _
(3) Land Use Plan _
(4) Project Proposals _
(5) Provisions to meet state and local requirements _
(6) Procedure for charges in approval plan _

R-214 REPORT ON PLANNING PROPOSALS

(1) Zoning proposals _
(2) Bases for determination _
(3) Relationship to General Plan, GNRP, etc. _
(4) Statements _

R-215 REPORT ON MINORITY GROUP CONSIDERATIONS _

R-221 CONSERVATION DATA

(1) Basis for Property Rehabilitation Standards _
(2) Basis for Feasibility of Rehabilitation _
(3) Description of Financing _
(4) Report on citizen participation _
(5) Administrative Organization _
(6) Statement of special conditions or problems _
(7) Proposed work program _
(8) Rehabilitation demonstration program _

R-222 LAND ACQUISITION REPORT

(1) Property Maps - Land Acquisition _
(2) Acquisition appraisals _
(3) Tabulation of property to be acquired _
(4) Explanation of differences between appraisal valuations and acquisition cost estimates _
(5) Tabulation of parcels involving public ownership _
(6) Consequential damage to property not to be acquired _
(7) Identification of parcels involving direct or indirect ownership or interest by employees or officials _
(8) Identification of parcels involving limited interest in land _
(9) Identification of parcels involving high acquisition cost _
(10) Racial or discrimination covenants _

R-223 RELOCATION REPORT

(1) Proposals for relocation _
(2) Form H-6122 : Estimated Housing Requirements and Resources for Displaced Families _

R-224 PROJECT IMPROVEMENTS REPORT

(1) Eligibility and cost data _
(2) Description of proposed solution to special problems _
(3) Information relating to local design standards _
(4) Improvements of excess size or capacity _
(5) Related off-site public improvements _

R-225 LAND DISPOSAL REPORT

(1) Appraisal reports _
(2) Evidence of the availability of mortgages _
(3) Tabulation of land disposal estimates _
(4) Explanation of differences in estimates _
(5) Site clearance and project improvements by redevelopers _
(6) Proposed special taxation and assessment provisions _
(7) Racial and discrimination provisions _
(8) Preliminary plats _
(9) Disposition of parcels for public or non-profit use _

R-226 COST ESTIMATE AND FINANCING REPORT

(1) Form H-6200 _
(2) Narrative Statements and supporting schedules _
(3) Data in support of sharing net project cost _
(4) Form H-6220 : Project Expenditures Budget _
(5) Form H-630 : Staffing and Salary Schedule _
(6) Form H-6121 : Data supporting Project Expenditures Budget _

R-231 LEGAL DATA

(1) Resolution of BRA authorizing filing of application _
(2) Opinion of BRA counsel respecting Part I of application _
(3) Opinion of BRA counsel respecting Urban Renewal Plan _
(4) Proposed notice of public hearing _
(5) Law covering ad valorem taxes _
(6) Rent supplementation program _

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LIST OF MAPS

Exhibit A - Map 1: Property Map

Exhibit B - Map 2: Proposed Land Use Plan

Exhibit C - Map 3: Zone District Changes Plan

Exhibit D - Map 4: Proposed Treatment Section Boundaries

Exhibit E - Map 5: Buildings With Deficiencies

Exhibit F - Map 6: Building Condition

Exhibit G - Map 7: Existing Land Use

Exhibit H - Map 8: Existing Zoning

Exhibit I - Map 9: Proposed Zoning Plan

Exhibit J - Map 10: Preliminary Land Use Plan

Exhibit K - Map 11: Preliminary Circulation Plan

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

FORM H-612, APPLICATION FOR LOAN AND GRANT

CODE NO. R-201

The Application for Loan and Grant, Form H-612, is attached herewith.

Form approved
Budget Bureau No. 63-R610.8

H-612
(8-61)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

APPLICATION FOR LOAN AND GRANT
(Slum Clearance and Urban Renewal Program)

INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

PROJECT LOCALITY: BOSTON, MASSACHUSETTS
PROJECT NAME: WASHINGTON PARK URA
PROJECT NUMBER: MASS. R-24
DATE RECEIVED *(To be filled in by HHFA)*:

A. CORPORATE NAME OF APPLICANT

Boston Redevelopment Authority

B. TYPE OF APPLICATION

[X] Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
[] Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

[X] Initial application
[] Revision of previously approved application dated _____, 19___, for purpose of:
- [] Change in project area boundaries
- [] Revision in Temporary Loan
- [] Other *(Explain)*
- [] Revision in Project Capital Grant
- [] Revision in Relocation Grant

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
R-24 (A)	$ 796,781	$ 665,000
R-50 (GN)	$ 129,800	$ 118,000
	$	$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. 3, approved by HHFA on June 20, 1962: $ 796,781

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE *(Check applicable items)*	TOTAL AMOUNT	COMPLETE ONLY IF REVISION: AMOUNT OF CHANGE (+) or (-)
[X] TEMPORARY LOAN	$ 17,723,077	() $
[X] PROJECT CAPITAL GRANT [X] 2/3 Basis [] 3/4 Basis: [] Limited project costs [] Municipality under 50,000 population [] Municipality under 150,000 in redevelopment area	$ 16,294,612	() $
[X] RELOCATION GRANT	$ 252,345	() $

PROGRAM

[X] Title I of the Housing Act of 1949, as amended to date
[] Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

(Over)

PROJECT BOUNDARY DESCRIPTION
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

The Washington Park Urban Renewal Area, Project No. Mass. R-24, is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said sideline with the westerl sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said sideline with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

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LABOR STANDARDS

CODE NO. R-202

Documentation respecting Labor Standards is attached herewith.

HOUSING AND HOME FINANCE AGENCY

OFFICE OF THE REGIONAL ADMINISTRATOR

346 Broadway

New York 13, New York

REGION I

RECEIVED

JUN 12 1962

Boston Redevelopment Authority

JUN 8 1962

Mr. Edward J. Logue
Development Administrator
Boston Redevelopment Authority
1108 City Hall Annex
Boston 8, Massachusetts

Dear Mr. Logue:

Subject: Determination of Prevailing Salaries of Technical Positions
Project Nos: UR Mass 2-5
Mass R-2[illegible] 55 and 56
Mass R-[illegible] (GN), 44 (GN), 45 (GN), 46 (GN),
47 (GN), [illegible], 49 (GN), 50 (GN) and 51 (GN).

We attach hereto Form H-6147, Determination of Prevailing Salaries of Technical Positions, pertaining to the subject projects.

See Local Public Agency Manual, Part 30-4-1, Labor Standards.

Sincerely yours,

Charles J. Horan
Regional Director of Urban Renewal

Enclosure

Boston R-24 / R-202 (1)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

DETERMINATION OF PREVAILING SALARIES OF TECHNICAL POSITIONS

NAME OF LOCAL PUBLIC AGENCY	C. LOCALITY OF PROJECTS
Boston Redevelopment Authority	Boston, Massachusetts
ADDRESS OF LOCAL PUBLIC AGENCY	
1108 City Hall Annex - Boston, Massachusetts	

CLASSIFICATION OF EMPLOYMENT	PREVAILING SALARIES DETERMINED BY ADMINISTRATOR: REGULAR RATE	PER TIME PERIOD*	OVERTIME RATE	PER TIME PERIOD*		CLASSIFICATION OF EMPLOYMENT	PREVAILING SALARIES DETERMINED BY ADMINISTRATOR: REGULAR RATE	PER TIME PERIOD*	OVERTIME RATE	PER TIME PERIOD*
Planner (3)	$4.00				13	Draftsman (3)	$2.75			
Planner (2)	3.60				14	Draftsman (2)	2.25			
Planner (1)	2.50				15	Draftsman (1)	1.75			
Engineer (3)	4.00				16	Chief of Party (Surveying)	2.50			
Engineer (2)	3.60				17	Instrumentman	2.00			
Engineer (1)	2.50				18	Rodman	1.50			
Architect (3)	4.00				19	Chainman	1.50			
Architect (2)	3.60				20					
Architect (1)	2.50				21					
Landscape Architect (3)	3.40				22					
Landscape Architect (2)	3.25				23					
Landscape Architect (1)	2.25				24					

*Year indicated by "Y", Month by "M", Week by "W", and Hour by "H".

The rates indicated above are determined to be the salary rates prevailing in the above locality for respective classifications of architects, technical engineers, draftsmen, and technicians employed in development of Title I projects.

In order to fulfill the provisions of the contract or contracts for Title I financial assistance you ll require the payment of not less than the salaries prevailing in the locality as herein determined, to h technical personnel employed in the development of the aforementioned Title I projects as are within purview of the determination. This determination supersedes all previous determinations.

6/11/62
Date

HOUSING AND HOME FINANCE ADMINISTRATOR
By Anne M. Rakete

Boston R-24 / R-202 (2)

GPO 935956

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

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Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
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PROJECT PHOTOGRAPHS

CODE NO. R-203

Project photographs are submitted separately in a regular photograph mailer with this report. One negative and two prints of each photograph are included. Prints are black and white, 8" x 10", medium weight, glossy finish, and unmounted. Each negative is placed in a separate protective jacket.

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COMMUNITY REQUIREMENTS DATA

CODE NO. R-211

Evidence to determine the City of Boston's ability to meet all code adoption and enforcement requirements as well as general plan requirements with respect to the project is contained in the latest submission for recertification of the Program for Community Improvement.

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BASIS FOR BOUNDARY REVISIONS

CODE NO. R-212(1)

The perimeter boundaries of the project area are specifically described in R-213, Chapter I, Section 102. Said boundary description reflects two variations in the western boundary of the project area from the boundary description submitted as Exhibit A (E-201) of the Application for Temporary Loan for Early Land Acquisition. These variations, consisting of the addition of two parcels of land and contiguous street frontages, are as follows:

1) A tract of land bounded generally by Dimock Street, the New England Hospital for Women and Children, Columbus Avenue, Ritchie Street, the rear of properties fronting on the southerly line of Marcella Street, and Washington Street.

This tract of land, known as the Notre Dame Academy, is owned by a religious institution which plans to move its facility to a suburban location at an early date. The tract is largely vacant and constitutes a potential source of relocation housing. Inclusion of this tract in the project area is necessary to achieve one of the primary urban renewal objectives for the total project, namely, to provide families displaced by proposed urban renewal actions with the opportunity of occupying housing that is decent, safe, sanitary, and within their financial means.

2) A tract of land bounded by Guild Street, Lambert Avenue, Bartlett Street and Washington Street.

This tract of land is owned by the Metropolitan Transit Authority (M.T.A.) and used for bus storage and repair purposes. The sizable area occupied by this use in a single ownership, its location and extent of frontage along the perimeter boundary of the project, and the uncertain continuance by the M.T.A. of the garage facility recommended inclusion of this tract in the project area to accomplish the following:

a) insure that the future land use of the site shall be compatible with the proposed land use of that part of the project area in the immediate vicinity,

b) achievement of land use and circulation objectives for the northwestern sector of the project area as well as the entirety of Washington Street as described below in the Report on Planning Proposals (See Code No. R-214).

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PROJECT AREA MAPS

CODE NO. R-212 (2)

See accompanying maps as follows:

Exhibit D: Map 4: PROPOSED TREATMENT SECTION BOUNDARIES

Exhibit E: Map 5: BUILDINGS WITH DEFICIENCIES

Exhibit F: Map 6: BUILDING CONDITION

Exhibit G: Map 7: EXISTING LAND USE

APPLICATION FOR LOAN AND GRANT
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PROJECT AREA DATA

CODE NO. R-212 (3)

(a) See Form H-6120, Summary of Project Data.

(b) Basis for Project Area Data.

Between the fall of 1959 and the spring of 1962, employees, first, of the Boston City Planning Board, and, later, of both the City of Boston Building and Health Departments, and the Boston Redevelopment Authority, carried out a series of surveys and studies with respect to the present character and condition of the urban renewal area. These surveys and studies included, among other things, the investigation and analysis of existing land use, building and dwelling unit conditions, environmental conditions, and social and economic characteristics.

Sources of survey and study data include the U. S. Census of Population and the U. S. Census of Housing in 1960 and previous census periods, the Sanborn Atlas, the Bromley Atlas, records and studies of the Boston City Planning Board, records of the Assessing, Building, Real Property, Parks and Recreation, Health, Fire, Police, Traffic, and Public Works Departments of the City of Boston, records of private health, welfare and group work agencies, and actual field surveys made both by and for the Boston Redevelopment Authority.

Actual field surveys of all land uses, the exterior condition and defects of all of the 2,979 principal buildings in the urban

renewal area as a whole were made by employees of the Boston Redevelopment Authority between May and September 1961. Data gathered as the result of this survey was used to classify each principal building as (1) satisfactory, (2) having minor defects, (3) having extensive minor defects or (4) having major defects. Data gathered as the result of this survey was also used to prepare the map showing "Existing Land Use" (Exhibit G - Map 7) for the Washington Park Urban Renewal Area as a whole.

Following the survey of exterior building conditions noted above, detailed interior and exterior inspections of a selected sample of principal buildings throughout the entire urban renewal area were also made between May and September 1961. As part of this field survey program, separate but similar building surveys were carried out within the urban renewal area as a whole, north and south of Townsend Street. In both surveys together, detailed interior and exterior inspections were made of 1,135 buildings, representing 38.1 percent of the total of all 2,979 principal buildings in the urban renewal area as a whole.

The structural inspection schedules and building inspection forms used in detailed interior and exterior building inspections were based upon guidelines established by the American Public Health Association in "An Appraisal Method for Measuring the Quality of Housing", modified to reflect the legal requirements for safe and sanitary structures found in local building and health codes. All buildings for which these forms and schedules were used were inspected for the following conditions:

1. Inside walls and ceilings - evidence of cracks.
2. Inside walls and ceilings - surface worn or with holes.
3. Inside walls and ceilings - plaster missing or evidence of leaks.
4. Flooring worn, loose and/or missing.
5. Floors sagging and/or pitched.
6. Presence of enclosed rooms without windows used for habitation.
7. Lack of central heat.
8. Presence of obsolescent plumbing.
9. Lack of continuous hot running water.
10. Lack of installed kitchen sink.
11. Lack of installed range.
12. Lack of private kitchen.
13. Lack of private bath.
14. Lack of private toilet.
15. Toilet compartment inadequately ventilated.
16. Exposed electrical wiring.
17. Existence of rooms less than seven feet by ten feet used for habitation.
18. Building lacks two means of egress.
19. Vermin infestation evident or reported.
20. Roof deteriorated and/or sagging or out of line.
21. Interior stairs worn, sagging and/or deteriorated.
22. Lack of lighting fixtures in public hallways.
23. Exterior siding loose, missing and/or deteriorated.

24. Exterior walls - out of plumb and/or horizontal alignment.

25. Windows, frames, and sashes, loose, broken, deteriorated and/or missing.

26. Foundation walls deteriorated, sinking, and/or out of line.

In April and May 1962, another field survey involving detailed interior and/or exterior inspections of principal buildings in the urban renewal area was made by employees of the Boston Redevelopment Authority.

The building examination schedules used in these interior and exterior inspections also were based upon guidelines established by the American Public Health Association in "An Appraisal Method for Measuring the Quality of Housing," modified to reflect the legal requirements for safe and sanitary structures found in local building and health codes.

A major aim of this detailed interior and exterior building surveys and inspections was to determine the existence of deficiencies of such degree and extent that public action is necessary to eliminate and prevent the spread of deterioration and blight. Such serious deficiencies include:

1. Defects to a point warranting clearance.
2. Deteriorating condition because of a defect not correctable by normal maintenance.
3. Extensive minor defects which taken collectively are causing the building to have a deteriorating effect on the surrounding area.
4. Inadequate original construction or alterations.

5. Inadequate or unsafe plumbing, heating or electrical facilities.

6. Other equally significant building deficiencies.

A building was considered defective to a point warranting clearance if either or both of the following combinations of conditions was found to exist:

1. Ten or more defects including one major defect, and/or

2. Two or more major defects.

Major defects were defined to include:

1. Foundation walls which were deteriorated, sinking and/or out of line;

2. Exterior walls out of plumb and/or horizontal alignment; and

3. Deteriorated and/or sagging roof.

Other defects defined by this survey are listed below. It should be noted that where deterioration was measurable in area or extent, it was enumerated as such only in those cases where it exceeded twenty-five percent of the length, area, surface or number of items in question. These defects reflect either the presence of blighting factors or conditions, and/or the absence of elements required for safety and sanitation.

1. Existence of rooms less than seven feet by ten feet used for habitation.

2. Building lacks two means of egress.

3. Dwelling unit lacks two means of egress.

4. Presence of enclosed rooms without windows used for habitation.

5. Inside walls and ceilings- evidence of cracks.

6. Inside walls and ceilings - base material loose and/or broken.
7. Inside walls and ceilings - evidence of leaks.
8. Flooring worn, loose and/or missing.
9. Floors sagging and/or pitched.
10. Central heating system deteriorated and/or inoperable.
11. Lack of central heat.
12. Lack of continuous hot running water.
13. Lack of private kitchen.
14. Lack of installed kitchen sink.
15. Lack of installed range.
16. Lack of lavatory.
17. Lack of private bath.
18. Lack of private toilet.
19. Lack of toilet facilities.
20. Toilet compartment inadequately ventilated.
21. Dwelling units sharing kitchen.
22. Dwelling units sharing toilet.
23. Dwelling units sharing bath.
24. Lack of two electrical outlets in each habitable room.
25. Installed electrical fixtures inoperable.
26. Exposed electrical wiring.
27. Vermin infestation evident or reported.
28. Interior stairs worn, sagging and/or deteriorated.
29. Lack of lighting fixtures in public hallways.
30. Egress obstructed.

31. Supporting columns and/or piers loose, and/or deteriorated or missing.
32. Impervious basement floor broken and/or deteriorated or missing.
33. Accumulation of combustible debris.
34. Presence of dampness or water in basement.
35. Plumbing corroded and/or leaking.
36. Roof material loose, missing and/or deteriorated.
37. Roof sagging or out of line.
38. Chimney deteriorated and/or out of alignment.
39. Exterior siding loose, missing and/or deteriorated.
40. Exterior walls out of plumb and/or horizontal alignment.
41. Window frames, sashes and/or glass, loose, broken, deteriorated and/or missing.
42. Foundation walls deteriorated, sinking, and/or out of line.
43. Exterior stairs and/or railings worn, deteriorated, broken and/or missing.
44. Porch floors and/or railings loose, missing or deteriorated.
45. Porch structure members and/or piers out of plumb or line.

Data gathered as the result of exterior building condition surveys and detailed interior and exterior building inspections was used to prepare the map showing "Buildings with Deficiencies" Exhibit 7 -

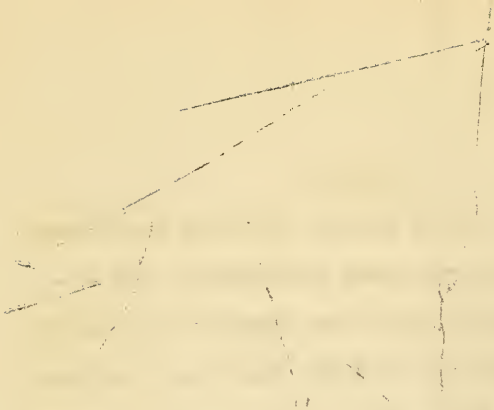
The results of all surveys and studies with respect to the present character and condition of the Washington Park Urban Renewal

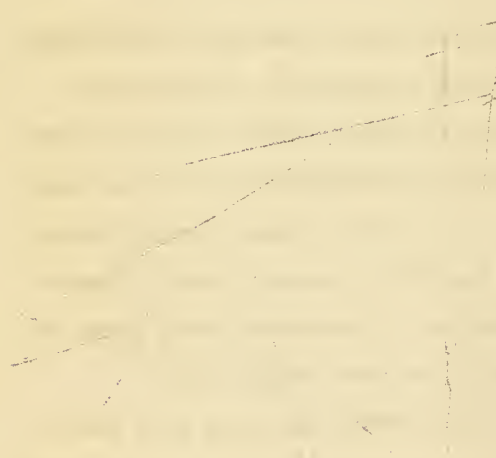
Area as a whole can be set forth as follows:

1. Approximately 360.9 acres of land within the area were found to be improved with buildings or other structures, and approximately 105.5 acres were found to be devoted to improved streets. Together such improved land was found to represent approximately 92.8 per cent of the total of about 502.4 acres of land lying within the perimeter boundries of the urban renewal area. Land improved with buildings, streets, or other improvements was found to be distributed generally throughout the entire area.

2. Approximately 329.8 acres of land within the area were found to be devoted to uses which were residential in character, exclusive of streets, alleys, and other public rights-of-way. Such land was found to represent approximately 83.5 per cent of the total net land area of about 395.2 acres lying within the perimeter boundaries of the urban renewal area. Blocks clearly predominantly residential in character were found to be distributed generally throughout the entire area.

3. Approximately 65.4 acres of land within the area were found to be devoted to uses which were non-residential in character, including businesses, industries, and institutions. Such land was found to represent approximately 16.5 per cent of the total net land area within the area. Blocks characterized by non-residential uses were found to be distributed generally throughout many sections of the entire area. Within these blocks non-residential uses were found to be inter-





mingled with and adjoining uses which were residential in character.

4. Approximately 2,814 buildings, or 94.5 percent of the total number of 2,979 principal buildings within the area, were found to be non-fireproof or of frame construction.

5. Approximately 166 buildings, or 5.6 percent of the total number of 2,979 principal buildings within the area, were found to be devoted to uses which were non-residential in character, including businesses, industries, and institutions. Such buildings were found to be distributed generally throughout many sections of the entire area, intermingled with and adjoining buildings devoted to uses which were residential in character.

6. Approximately 1,662 buildings, or 55.8 percent of the 2,979 principal buildings within the area were found, based on all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.

7. Approximately 1,034 buildings, or 34.7 percent of the 2,979 principal buildings within the area were found, based on all surveys and inspections, to be buildings with such major defects and/or serious deficiencies as to be substandard to a point warranting clearance.

8. The detailed interior and exterior inspections of the principal buildings throughout the urban renewal area as a whole, disclosed that:

 (a) 902, or 79.4 percent, were found to have one or more

defects.

(b) 490, or 43.1 per cent, were found to have five or more defects.

(c) 416, or 36.7 per cent, were found to have 10 or more defects.

(d) 83, or 7.3 per cent, were found to have 15 or more defects.

(e) 170, or 15.0 per cent were found to have foundation walls which were out of plumb and/or horizontal alignment.

(f) 208, or 18.3 per cent were found to have exterior walls which were out of plumb and/or horizontal alignment.

(g) 354, or 31.1 per cent were found to have deteriorated and/or sagging roofs.

(h) 347, or 30.4 per cent were found to have exterior siding which was loose, missing, or deteriorated.

(i) 287, or 25.3 per cent were found to have window frames, sashes, and/or panes which were loose, broken and/or deteriorated or missing.

(j) 432, or 38.1 per cent, were found to have worn, sagging, and/or deteriorated interior stairs.

(k) 345, or 30.4 per cent, were found to have exposed electrical wiring.

(l) 354, or 31.1 per cent were found to have evident or reported vermin infestation.

(m) 487, or 42.9 per cent were found to have obsolescent plumbing.

(n) 240, or 21.1 per cent were found to have lacked installed central heat in each dwelling unit.

(o) 349, or 30.7 per cent were found to have sagging and/or pitched floors.

(p) 401, or 35.2 per cent were found to have worn, loose and/or missing flooring.

(q) 353, or 31.1 per cent were found to have plaster missing or evidence of leaks on inside walls and/or ceilings.

(r) 392, or 34.5 per cent were found to have worn surfaces and holes in inside walls.

(s) 427, or 37.6 per cent, were found to have evidence of cracks in inside walls and/or ceilings.

9. Approximately 87 buildings, or 52.4 per cent of the total number of 166 principal buildings devoted to uses which were non-residential in character were found, based upon all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.

10. Approximately 1,563 buildings, or 56.7 per cent of the total number of 2,758 principal buildings within the area devoted to dwelling uses, were found based upon all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.

11. Approximately 4,518 dwelling units, or 51.0 per cent of the total number of 8,861 dwelling units within the area, were found, based on all surveys and inspections, to be in principal buildings with either extensive minor, or major defects,

14. Approximately 650 dwelling units, or 7.4 percent of the total number of 8,834 dwelling units enumerated for the area by the 1960 Census of Housing, were reported by the Census to be vacant.

15. The coverage of land area by representative building types in the urban renewal area was found to range from 30-80 percent of net residential area, as compared with the 30 percent maximum coverage recommended by the Committee on the Hygiene of Housing of the American Public Health Association in "Standards for Healthful Housing: Planning the Neighborhood" for areas such as the urban renewal area where two- and three-family dwelling types predominate.

16. The floor area ratio -- the ratio between the total floor area of a building and the area of the parcel on which it is situated -- for buildings in the urban renewal area was found to range from 0.95 - 1.97, as compared with the maximum floor area ratio of 1.0 established by the "Proposed Zoning Regulations" for the City of Boston for areas such as the urban renewal area where two- and three-family dwelling types predominate.

17. The residential building lots in the urban renewal area on which there are a substantial number of three-family dwelling types, were found to average 4,000 square feet in area, and 40 feet in width, as compared with the minimum lot size dimensions of 8,000 square feet and 50 feet, respectively, for three-family dwellings established by the "Proposed Zoning Regulations" for the City

of Boston. A predominant number of non-residential building lots within the urban renewal area were found not large enough in size to provide for the street corner sight distances, off-street parking and loading, access drive, and screening requirements established for such building lots by the "Proposed Zoning Regulations" for the City of Boston

18. The net dwelling unit density within the urban renewal area was found to range from 12-120 dwelling units, and to average 33 dwelling units per net residential acre of land, as compared with the 20 dwelling units per net residential acre or less recommended by the Committee on the Hygiene of Housing of the American Public Health Association in "Standards for Healthful Housing: Planning the Neighborhood" for areas such as the urban renewal area where two- and three-family dwelling types predominate.

19. A number of large, older, and often obsolete single-family houses within the urban renewal area were found to have been converted to multi-family dwellings and nursing homes.

20. A number of first-floor dwelling units within multi-family buildings located along Warren Street, Washington Street, Harold Street, and Humbolt Avenue, were found to have been converted to stores and other commercial uses incompatible with the use of combined or adjoining dwelling accommodations in these areas.

21. A number of commercial and industrial, in some instances deteriorating, uses of land and buildings were found, particularly along the Warren Street, Washington Street, Harold Street, and Humboldt Avenue frontages, to be haphazardly mixed and intermingled with land and buildings used for dwelling and institutional purposes such as to create adverse influences from non-residential traffic, noise, or other sources detrimental to the dwelling and institutional uses.

22. A number of the local east-west residential service streets within the urban renewal area carry traffic which is generated by the heavy "through" traffic volumes and the abutting non-residential uses which characterize the north-south arterials which are located on the perimeter of the project area. A number of the local residential service streets within the urban renewal area, thus congested, are characterized by limited right-of-way widths, narrow pavements, and on-street parking along one or both sides of the pavement, such as to create a hazard to both pedestrian and vehicular circulation.

23. The Howe, Boardman and Williams Elementary Schools and the Godvin School, located within the urban renewal area and built in 1868, 1900, 1892 and 1865 respectively, are all non-fireproof structures, the abandonment of which has been recommended in surveys of the Boston

City Planning Board and by other school building surveys as recently as 1962. These surveys have pointed out the existing public elementary school plant is insufficient with respect to building location, condition, capacity, classroom and special facilities, and site development to meet the public elementary school requirements of the Washington Park Area.

24. The amount of public playground space within the urban renewal area was found to be 2.6 acres as compared with a need for 19.4 acres of public playground space based upon the National Recreation Association standard of 222 square feet of space for each of the area's 3,800 elementary school children.

25. The trend in real estate prices between 1955 and 1961 has been downward in a large number of blocks within the urban renewal area, particularly in that section of the area north of Townsend Street. In this section, the index of real estate prices dropped by approximately 30 percent during this period. In that section of the area south of Townsend Street, the index of real estate prices declined by about 20 percent in blocks bordering on Townsend Street itself, in blocks located in the western part of the urban renewal area near Washington Street, and in blocks running through the center of the

area north of Seaver Street, and between Humboldt and Elm Hill Avenues. Available data indicates that the trend of real estate prices elsewhere in the City of Boston during the same period of time was upward.

26. The participation of lending institutions in the real estate market within the urban renewal area, as evidenced in the purchase of home mortgages by savings banks, cooperatives, savings and loan associations, insurance companies, and commercial banks between 1945 and 1961 has been declining. These lending institutions together recorded the acquisition of 250 mortgages during the period 1950-1954, 386 mortgages during the period 1955-1959, but only 63 mortgages during the period 1960-1961.

27. The trend in population between 1950 and 1960 has been generally downward within the urban renewal area. The 1950 population of the area was 32,650 persons. By 1960, the population of the area had declined to 25,922 persons, a net loss of 6,728 persons, or 20 per cent.

28. Approximately 28.0 cases of infant mortality for each 1,000 infants under one year of age were found to have occurred within the urban renewal area between 1955 and 1959 as compared with 26.7 such cases for the City of Boston as a whole.

29. Approximately 106.4 new cases of pulmonary tuberculosis for each 100,000 residents were found to have occurred

within the urban renewal area in 1958 as compared with 79.5 such cases for the City of Boston as a whole.

30. Approximately 12.2 commitments by the Youth Service Board for each 1,000 residents under 18 years of age were found to have occurred within the urban renewal area between 1958 and 1960 as compared with 3.8 such commitments for the City of Boston as a whole.

31. Approximately 17.2 percent of the total population and 21.5 percent of the households within the urban renewal area were found to have been given public welfare assistance during 1960 as compared with 6.3 and 11.4 percent, respectively, for the City of Boston as a whole.

32. Approximately 25 percent of the in-patient admissions, 35 percent of the out-patient admissions, and 40 percent of the emergency admissions at the City Hospital during 1960 were found to have come from the urban renewal area of Roxbury and its vicinity as compared with the hospital's case loads for areas elsewhere within its service area.

(c) Determination of residential character:

Of the 502.4 acres in the urban renewal area, 329.8 acres or 65.6 percent are occupied by residential (including related public and semi-public) uses. The area, therefore, is clearly residential in character.

(d) Distribution of deficiencies:

Both building and environmental deficiencies in the project area are present to a reasonable degree in all parts of the area as indicated by the Existing Land Use, Building Condition, and Buildings with Deficiencies maps and Form H-6120.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SUMMARY OF PROJECT DATA
(Urban Renewal Program)

PROJECT LOCALITY	Boston, Massachusetts
PROJECT NAME	Washington Park
PROJECT NUMBER	R-24
CONGRESSIONAL DISTRICT IN WHICH PROJECT AREA IS SITUATED	

INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.

CATEGORY OF PROJECT ELIGIBILITY *(Check one; see Urban Renewal Manual, Chapter 3-2)*

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
[X] I	Predominantly residential	Built up	Any
[] II	Predominantly residential	Predominantly open land	Any
[] III	Not predominantly residential	Built up	Predominantly residential
[] IV	Not predominantly residential	Predominantly open land	Predominantly residential
[] V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
[] VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[] VII College, University, or Hospital	Any	Built up	Any
[] VIII College, University, or Hospital	Any	Predominantly open land	Any
[] IX	-	Open land	Predominantly residential
[] X	-	Open land	Not predominantly residential
[] XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
[] XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[] ____			

TYPE OF TREATMENT OF AREA

[] CLEARANCE AREA ONLY *(Complete Blocks C, F, and G)*
[] CONSERVATION AREA ONLY *(Complete Blocks C, H, and I)*
[X] COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS *(Complete Blocks C through I)*
[] RECONDITIONING AREA ONLY *(Complete Blocks C, H, and I)*

SUBMITTED BY:

Date _____ Signature _____

Local Public Agency _____ Title _____

RONMENTAL DEFICIENCIES *(Check and complete one)*

No change in descriptions given on Form H-6101, *Urban Renewal Area Data,*

Block J, submitted for this project on _____, 19____

See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS *(Give sources of information. If additional space is required, continue on a plain sheet and attach to this form)*
erious crowding or improper location ructures on the land	See attached sheet
derately serious sive dwelling unit density	See attached sheet
nor rsions to incompatible types of such as roominghouses among y dwellings	See attached sheet
rious ete building types, such as large ences or other buildings which gh lack of use or maintenance a blighting influence	See attached sheet
Extremely serious ental land uses or conditions, s incompatible uses, structures ed use, or adverse influences oise, smoke, or fumes	See attached sheet
rious , congested, poorly designed, erwise deficient streets	See attached sheet
tremely serious uate public utilities or ity facilities contributing to sfactory living conditions or ic decline	See attached sheet
tremely serious equally significant environmental encies	See attached sheet

DATA ON PROJECT AREA

(Complete this page only if project area includes both clearance and conservation sections)

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any sizable interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2, and criteria for "Building Deficiencies" in Ch.3-1)

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS						
L	502.4	466.4	11.5	24.5	150.8	351.6	2979	1662	--
treets, Alleys, Public ights-of-Way, Total	107.2	105.5		1.7	16.6	90.6			--
. Major Transportation	--	--		--	--	--			--
(1) With Federal Highway Aid									--
(2) Without Federal Highway Aid									--
. Other Streets, Alleys, Public Rights-of-Way	107.2	105.5		1.7	16.6	90.6			--
osidential, Total	329.8	297.5	11.2	21.1	100.4	229.4	2813	1575	--
. Dwelling Purposes	291.6	271.3	--	20.3	94.0	197.6	2758	1563	--
. Related Public or Semipublic Purposes	38.2	26.2	11.2	.8	6.4	31.8	55	12	--
onresidential, Total	65.4	63.4	.3	1.7	33.8	31.6	166	87	--
. Commercial	22.6	20.6	.3	1.7	13.5	9.1	140	79	--
. Industrial	4.8	4.8	--	--	1.7	3.1	13	5	--
. Public or Semipublic (Institutional)	38.0	38.0	--	--	18.6	19.4	13	3	--
. Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	--			

ONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR CONSERVATION OR RECONDITIONING	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
ron *(in Acres)* of Parcels Witb uildings	360.9	114.4	223.9	--	22.6
ll Buildings	2979	1190	1537	--	252
. Rosidontial Buildings	2813	1083	1472	--	251
. Nonresidential Buildings	166	107	58	--	1
ll Dwelling Units	8861	2502	5164	--	1195
. In Buildings With Deficiencies	4518	2036	1287	--	1195
. In Standard Buildings	4343	466	3877	--	--

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Chapter 3-2, and criteria for "Building Deficiencies" in Chapter 3-1)

ITEM	ACREAGE						CONDITION OF BUILDINGS			ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER SUB-STANDARD WARRANTING CLEARANCE	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED				
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS							
L	151.6	130.4	.3	20.9	150.8	.8	1193	992	782	151.6
treets, Alleys, Public ights-of-Way, Total	16.6	15.2		1.4	16.6	--				16.7
. Major Transportation	--	--		--	--	--				--
(1) With Federal Highway Aid										--
(2) Without Federal Highway Aid										--
. Other Streets, Alleys, Public Rights-of-Way	16.6	15.2		1.4	16.6	--				16.7
esidential, Total	101.2	83.3	--	17.9	100.4	.8	1086	914	731	101.2
. Dwelling Purposes	94.1	77.0	--	17.1	94.0	.1	1073	908	730	65.8
. Related Public or Semipublic Purposes	7.1	6.3	--	.8	6.4	.7	13	6	1	35.4
onresidential, Total	33.8	31.9	.3	1.6	33.8	--	107	78	51	33.7
. Commercial	13.5	11.6	.3	1.6	13.5	--	95	72	47	14.6
. Industrial	1.7	1.7	--	--	1.7	--	6	4	2	5.2
Public or Semipublic (Institutional)	18.6	18.6	--	--	18.6	--	6	2	2	13.9
Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	--				

NTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR CONSERVATION OR RECONDITIONING	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
on *(in Acres)* of Parcels With ildings	115.2	114.4	.8	--	--
l Buildings	1193	1190	3	--	--
Residential Buildings	1086	1083	3	--	--
Nonresidential Buildings	107	107	--	--	--
l Dwelling Units	2508	2502	6	--	--
In Buildings With Deficiencies	2039	2036	3	--	--
In Standard Buildings	469	466	3	--	--

DATA ON CONSERVATION OR RECONDITIONING AREA, OR CONSERVATION SECTIONS OF PROJECT AREA

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Chapter 3-2, and criteria for "Building Deficiencies" in Chapter 3-1)

ITEM	ACREAGE						CONDITION OF BUILDINGS			ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER SUB-STANDARD WARRANTING CLEARANCE	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED				
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS							
TAL	350.8	336.0	11.2	3.6	--	350.8	1786	670	252	--
Streets, Alleys, Public Rights-of-Way, Total	90.6	90.3		.3	--	90.6				--
a. Major Transportation	--	--		--	--	--				--
(1) With Federal Highway Aid										--
(2) Without Federal Highway Aid										--
b. Other Streets, Alleys, Public Rights-of-Way	90.6	90.3		.3	--	90.6				--
Residential, Total	228.6	214.2	11.2	3.2	---	228.6	1727	661	251	--
a. Dwelling Purposes	197.5	194.3	--	3.2	--	197.5	1685	655	250	--
b. Related Public or Semipublic Purposes	31.1	19.9	11.2	--	--	31.1	42	6	1	--
Nonresidential, Total	31.6	31.5	--	.1	--	31.6	59	9	1	--
a. Commercial	9.1	9.0	--	.1	--	9.1	45	7	1	--
b. Industrial	3.1	3.1	--	--	--	3.1	7	1	--	--
c. Public or Semipublic (Institutional)	19.4	19.4	--	--	--	19.4	7	1	--	--
d. Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	---				

CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR CONSERVATION OR RECONDITIONING	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
Area *(in Acres)* of Parcels With Buildings	245.7	--	223.1	--	22.6
All Buildings	1786	--	1534	--	252
a. Residential Buildings	1727	--	1476	--	251
b. Nonresidential Buildings	59	--	58	--	1
All Dwelling Units	6353	--	5158	--	1195
a. In Buildings With Deficiencies	2479	--	1284	--	1195
b. In Standard Buildings	3874	--	3874	--	--

FHLBB-Washington, D. C.

ENVIRONMENTAL DEFICIENCIES

The following paragraphs describe the extent to which environmental deficiencies characterize the Washington Park Urban Renewal Area.

1. Overcrowding or Improper Location of Structures on the Land

The existing building coverage of representative building types (2- and 3-family dwellings) ranges from 30 to 80 per cent of the net residential land in the project area. Floor area ratios (FAR's) for these representative building types range from 0.95 to 1.97. Building coverage exceeds American Public Health Association (A.P.H.A.) recommended standards (30 per cent maximum for 2- and 3-family dwellings) and the FAR exceeds Boston's Proposed Zoning Regulations for this area (Maximum FAR = 1.0) by a considerable margin.

Rear dwelling structures constitute only a small problem for the project area as a whole. However, inadequate lot width and sideyard width exists throughout the project

area resulting in crowding of structures. This problem predominates among three-family structures which are characterized by inadequate lot sizes, averaging 4,000 square feet, as well as inadequate lot width, averaging 40 feet. Boston's Proposed Zoning Regulations specifies a minimum lot size of 8,000 square feet and a minimum lot width of 50 feet for three-family dwellings.

Few non-residential lots within the urban renewal area have sufficient area or setback to provide for adequate street corner sight distances, off-street loading, access drives and screening as specified in Boston's Proposed Zoning Regulations.

2. Excessive Dwelling Unit Density

Net dwelling unit densities in the Washington Park Urban Renewal Area range from 12 to 120 dwelling units (DU's) per net residential acre. Net densities are high in the project area in two respects:

(a) The recommended APHA standards for areas comprised of 3-dwelling unit structures and under is 5.2 to 20.0 DU's per net residential acre.

(b) The existing area of local community facilities of all types within the project is extremely inadequate in relation to the population of the project area. Thus, high net residential densities in combination with inadequate area allocated to community facili-

ties is one of the most serious environmental deficiencies.

3. Conversions to Incompatible Types of Uses, such as Roominghouses among Family Dwellings.

Within the urban renewal area there is only a scattering of rooming houses among family dwellings. More frequently, large obsolete single-family homes have been converted to multi-family dwellings and nursing homes (a practice recently made illegal by state statute).

Numerous row houses along Warren and Washington Streets have had the first floor converted to commercial use. Such conversions often are incompatible with the basic land use and desirable character of the area. Many of these commercial uses are presently vacant and unmaintained, increasing their adverse effect on the environment. This condition is also found along Humboldt Avenue and on a section of Harold Street.

4. Obsolete Building Types, such as Large Residences or Other Buildings which Through Lack of Use or Maintenance Have a Blighting Influence.

Large residences, originally single-family homes, are distributed throughout the project area, with the largest concentration along and south of Townsend Street. These structures are expensive to maintain properly as single family residences and are unsuitable for conversion due to interior layout. Many of these buildings are poorly

maintained and vacant buildings tend to be vandalized resulting in a blightin influence on the neighborhood.

The project area contains large numbers of three-deckers which have not attracted investments by owner-occupants. Usually purchased as a speculative investment by absentee owners, the three-decker tends to be a blighting influence through lack of maintenance.

5. Detrimental Land Uses or Conditions, such as Incompatible Uses, Structures in Mixed Use, or Adverse Influences from Noise, Smoke or Fumes.

Mixed commercial and/or industrial land uses, particularly along major streets (Washington Street, Warren Street and Humboldt Avenue) are one of the more serious environmental deficiencies. Almost 55 percent of the predominantly commercial and industrial structures in the project area are deteriorated or deteriorating which worsens the problem of a haphazard mixture of land uses and poor site development, as outlined in Item 1 above.

6. Unsafe, Congested, Poorly Designed, or Otherwise Deficient Streets

Excessive through traffic on residential streets and congestion of major thoroughfares is a major environmental problem. North-south streets carry through traffic along local residential streets; along east-west local streets, traffic is generated by non-residential uses on boundary

streets - Warren and Washington Streets - as well as on Blue Hill Avenue and Humboldt Avenue. Between Dudley Street on the north and Seaver Street and Columbus Avenue on the south there is no adequate thoroughfare to satisfy traffic desire for cross town movement in Roxbury. Heavy crosstown traffic on residential streets, narrowed by extensive on-street parking, represents a hazard to adult pedestrians and school children.

7. Inadequate Public Utilities or Community Facilities Contributing to Unsatisfactory Living Conditions or Economic Decline.

 (a) The Washington Park Renewal Area as a whole is adequately served by all public utilities. Some replacement or modernization of utilities is anticipated in clearance sections.

 (b) Schools - The Washington Park Renewal Area contains six elementary schools, one special school, one junior high school, and the Boston Technical High School which serves the entire City. Of the six elementary schools in the project area, four are overcrowded, three are of non-fireproof construction, and three have been proposed for elimination by various school studies. The elementary schools were evaluated on the basis of the following criteria of the Massachusetts School Building Assistance Commission and ALPHA 630 - 840 pupils/school;

30 pupils/room; 1/4 mile service area; accessible without crossing major streets; and adequate play space. The junior high schools were evaluated on the following Massachusetts School Building Assistance Commission and APHA criteria: 1,000 pupils/school; 30 pupils/room; 3/4 mile service area; and adequate play space.

The Julia Ward Howe Elementary School (1-6), built in 1868, with an addition in 1923, is a 3½ story brick structure of Type IV or non-fireproof interior containing 19 classrooms and an auditorium seating 350 pupils. The optimum capacity for 1-6 grades at 30 pupils/classroom is 570 pupils, but since 1955 it has accommodated well over 600 pupils with a peak of 740 in 1959. This has seriously overcrowded the physical plant, forcing some classes to occupy the basement. The Howe requires more money to bring it up to minimal present-day standards than is economically desirable, considering its non-fire resistive structure.

The Boardman Elementary School (K-4), built in 1900, is a 2½ story brick structure with a non-fireproof interior containing 8 classrooms. The optimum capacity for 1-6 grades at 30 pupils/room is 240 pupils and this capacity has either been met or exceeded by the enrollment. The physical condition of the Boardman indicates that it should be abandoned.

The Williams Elementary School, grades K-2, was constructed in 1892 and is of non-fireproof construction. The school has a capacity of 130 pupils. Based on physical condition and obsolescent design, the Williams is proposed for abandonment.

These three schools have been recommended for abandonment by three public school studies: "Report of a Survey of the Public Schools of Boston, Mass.," George D. Strayer, Director of Survey; "Active Recreation and Public School System Study 1957 - Present," Boston City Planning Board; and Boston Schools - 1962, prepared by Harvard University for the Redevelopment Authority.

The Godvin School, a special school for pupils with disciplinary problems, was built in 1865 and is of non-fireproof construction. The school has an enrollment of 90 and a capacity of 200 pupils. The school is proposed for abandonment.

The Ellis Elementary School, grades K-6 was built in 1932 with an addition in 1959 and is of fireproof construction. The optimum capacity is 765 and the 1960-61 enrollment is 741 pupils. This school has been proposed for retention by school studies.

The Garrison Elementary School, grades K-6, was constructed in 1910, with additions in 1918, 1923, and 1929, and is of fireproof construction. The school is seriously overcrowded with an enrollment of 970 and an optimum capacity of 690 pupils. The school has been proposed for retention by school studies.

The Higginson elementary school, grades K-6, is of fireproof construction and was constructed in 1922. The optimum capacity is 300, but has an enrollment of 357. School studies have proposed that this school be retained.

The Lewis Junior High School's original building of 17 rooms, built in 1912, is a two-story brick building with a non-fireproof interior. An addition of a 12-room two-story Type I (fireproof interior and exterior) brick building was constructed in 1926. The School is suitable for retention, modernization, and conversion to an elementary school.

The Boston Technical High School was built in 1929 and is of fireproof construction. It has an enrollment of 1260 pupils, and a capacity of 1590. The school serves pupils from the entire city and has been proposed for retention by recent school studies.

(c) Outdoor Recreation.

Playgrounds: The proposed renewal area contains only 2.6 acres of playground space located adjacent to existing public and parochial schools. Using a NRA standard adapted to the Boston area of 222 square feet/elementary school-age child and an existing elementary school-age population of 3,800, the project area require 19.4 acres of playground space.

Playfields: The proposed renewal area contains no play space adequate for facilities used by population over elementary school age. The southern part of the project area can be served by Franklin Park which contains 20 acres of playfields. However, a centrally located playfield facility is needed to serve the project area, particularly its approximately 2,300 junior and senior high school students.

Parks: The proposed renewal area is served with 11.2 acres of park area plus the facilities of Franklin Park to the south. Using the APHA standard of 1.5 acres minimum for 2,000 population or less with an additional .5 acres for each 1,000 added population and an existing population of 25,922, the project area would require 19.5 acres of parkland.

8. Of the 2979 buildings in the project area, 658 buildings

or 22.1 per cent require extensive minor repairs. The existence of this large number of buildings with extensive minor defects has had a significant deteriorating effect on surrounding buildings in better condition, particularly in those sections of the project area containing concentrations of such deficient buildings.

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PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
JAN 25 1963

ELIGIBILITY OF PROJECT

CODE NO. R-212 (4)

The Washington Park Urban Renewal Area is a predominantly residential project. Not applicable.

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SECTION 112 QUALIFICATIONS

CODE NO. R-212(5)

The Washington Park Urban Renewal Area is ineligible as a "college and university" project under section 112 of Title I.

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CLEARANCE AND REDEVELOPMENT PROPOSAL:
EXTENT OF CLEARANCE

CODE NO. R-212 (6)(a)

(a) In general clearance and redevelopment are proposed for 130.7 acres or 27.3 per cent of the built-up area of the project area (See H-6120, p.4 of 5). The extent of clearance proposed is based on the following six criteria:

1) Removal of buildings substandard to a degree warranting clearance.

2) Removal of concentrations of buildings containing extensive minor defects which, collectively, constitute a residential section lacking sufficient strength for long-term rehabilitation.

3) Removal of obsolete, deteriorating building types which have a blighting influence (as in 2 above) and which, based on property surveys and feasibility studies, are judged unsuitable for and infeasible of conservation treatment.

4) Removal of detrimental and incompatible non-residential land uses which would prevent or significantly hinder conservation treatment and/or clearance and redevelopment for essential community facilities and public institutions.

5) Removal of buildings to eliminate unsafe, congested, poorly designed or otherwise deficient streets.

6) Removal of buildings in areas which by reason of the distribution of significant building and environment deficiencies are suitable for circulation and community facility improvements needed to achieve urban renewal objectives for the total project area.

The proposed clearance areas have been selected to include the most severe and concentrated conditions of deterioration and blight which are incompatible with achievement of urban renewal objectives in general and conservation objectives in particular. In those areas where clearance is proposed, decay, blight, improper land use and land subdivision, and overcrowding of buildings on land is so widespread that any other treatment is infeasible.

The project contains 2,979 buildings of which 1,034 or 34.7 per cent are substandard warranting clearance. Clearance areas contain 1,193 buildings of which 782 or 65.5 per cent are substandard and warranting clearance and a total of 992 or 83.2 per cent contain major and extensive minor deficiencies. Clearance areas contain 75.6 per cent of the buildings in the project area that are substandard and warranting clearance.

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DATA ON CLEARANCE OF BUILT-UP AREAS CODE NO. R-212 (6)(b)

CLEARANCE OF BUILT-UP AREAS

The Project Area is built up and clearly meets the criteria in Chapter 10-1 of the Urban Renewal Manual with respect to conditions warranting clearance.

Extent of Present Development

95.1 per cent of the total project area is built-up as defined by Section 3-2 of the Urban Renewal Manual. 86.2 per cent of the total clearance areas are built-up in accordance with the same definition.

In a built-up project area or sizable portion thereof which is proposed for clearance, one of the following conditions must exist:

(1) More than 50 per cent of the buildings, not including accessory outbuildings, must, by reasonable criteria, be substandard to a degree warranting clearance.

(2) More than 20 per cent of the buildings must be substandard requiring clearance, and substantial other clearance must be warranted to effectively remove blighting influences such as:

(a) Inadequate street layout.

(b) Incompatible uses or land use relationships.

(c) Overcrowding of buildings on the land.

(d) Excessive dwelling unit density.

(e) Obsolete buildings not suitable for improvement or conversion.

(f) Other identified hazards to health and safety and to the general well-being of the community.

The project and total clearance areas qualify for clearance and redevelopment activities in accordance with the set of conditions in (2) above.

Substandardness of Present Development in Clearance Areas.

The condition of structures in the project area was inspected by staff of the Redevelopment Authority as described in R-212 (3)-(b) above. Based on the indices of deficiency used in conducting this survey 36.7 per cent of total buildings in the project area or 1093 buildings contained 10 or more defects of which 94.6 per cent or 1034 buildings are substandard warranting clearance.

Clearance areas contain a total of 1193 major structures as defined by the City of Boston Building Department. 782 buildings or 65.5 per cent of structures in clearance areas are substandard warranting clearance, representing 75.6 per cent of total buildings in the project area in this category. Clearance areas therefore clearly qualify on the basis of containing more than 20 per cent of the buildings being substandard to a degree warranting clearance.

In addition to a significant degree and distribution of building deficiencies, the following blighting influences characterize clearance areas:

a) Inadequate and poorly designed streets including numerous dead-end alleys, extremely narrow and congested streets, and local streets which tend to encourage excessive through traffic between major north-south streets.

b) Incompatible land use relationships such as industrial and heavy commercial uses in predominantly residential sections.

c and d) Extreme over-crowding of buildings on land which, in combination with a high net dwelling density, is a blighting influence.

e) Obsolete buildings such as large single-family residences, not suitable for improvement or conversion.

f) Concentrations of buildings with extensive minor defects which, taken collectively, are having a deteriorating effect on the surrounding area.

CRITERIA USED TO CLASSIFY BUILDINGS AS SUBSTANDARD WARRANTING CLEARANCE

A building is classified as substandard to a degree warranting clearance on the basis of the following criteria, as indicated in Code No. R-212 (3) above:

1. Ten or more defects including one major defect, and/or
2. Two or more major defects.

A defect consists of measurable deterioration which exceeds twen-

ty-five per cent of the length, area, surface or number of the items surveyed in a building.

A major defect is defined to include foundation walls which are deteriorated, sinking and/or out of line; exterior walls out of plumb and/or horizontal alignment, and deteriorated and/or sagging roof.

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ACQUISITION OF SOUND PROPERTIES

CODE NO. R-212(6)(c)

The properties of this nature to be acquired must be demolished in order to permit the assembly of land parcels of marketable size, locations, accessibility and amenity; to accomplish circulation improvements objectives; and to accomplish other Plan objectives pertaining to the elimination of conditions having blighted and continuing to blight the renewal area.

R-222(9) lists the parcels having high acquisition costs. The following parcels of high acquisition cost are sound properties:

Parcel No.	Address	Description	Assessed Value
134A-33	139 Dudley Street 12-14 Dana Street	Church & Community Center	230,500
134A-34	143-147 Dudley Street 61 Warren Street	Commercial	45,000
135-1	77-79A Warren Street	Commercial & Residential	60,000
135-9	117A-117-117B Warren Street		25,000
228-6	2024-26 Columbus Ave.	Commercial	33,200
231-9	60 Homestead Street	Public Elementary School	50,500
232-14	137 Hutchings Street	Residential	30,300
232-21	65 Homestead Street	Residential	25,000
235Y-19	105 Crawford Street	Synagogue	75,000
242-1	32 Dale Street	Public Elementary School	125,000
2350^{2}-12	118-126 Humboldt Ave.	Industrial	58,500

The acquisition of parcels listed above is necessary from a land use planning and circulation standpoint, including site development of community facilities. Specifically, parcels 134A-34, 135-1, 135-9 are to be acquired for rights-of-way adjustment to Dudley Street and Warren Street and for incorporation in a major community facility reuse which cannot be developed without said parcels.

Parcel 228-6 is to be acquired for incorporation in a proposed site for public elderly housing; acquisition of this property brings this proposed reuse to a sound boundaries.

Parcels 231-9, 232-14, and 232-21 are to be acquired for incorporation in a proposed school site and playground facility which cannot be properly developed with retention of these parcels.

Parcel 235Y-19 is to be acquired for incorporation in a neighborhood park facility which extends east and west of said parcel and which cannot be property developed with retention of said parcel.

Parcel 242-1 is to be acquired for incorporation in residential and commercial reuse sites, including a new right-of-way serving said sites, which cannot be property developed with retention of said parcel.

Parcel 2350^{2}-12 is to be acquired in order to eliminate a major blighting influence on the surrounding neighborhood and to incorporate said parcel is a reuse site for institutional purposes.

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URBAN RENEWAL PLAN

CODE NO. R-213

The Washington Park Urban Renewal Plan is attached herewith.

BOSTON REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

WASHINGTON PARK URBAN RENEWAL AREA

Project No. Mass. R-24

January 14, 1963

Boston R-24 / R-213

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CHAPTER I : DESCRIPTION OF PROJECT

SECTION 101 : Project Boundary Map

Map 1 : Property Map, submitted herewith as Exhibit A.

SECTION 102 : Project Boundary Description

The Washington Park Project Area is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said line with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

Thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said line with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

CHAPTER II : OBJECTIVES

SECTION 201 : Basic Goals

The basic goal of urban renewal action in the Washington Park Area is to stimulate and to facilitate public, private and institutional development efforts in the area in such a way as (1) to preserve the neighborhood, (2) to assure the public health and safety, (3) to strengthen the physical pattern of neighborhood activities, (4) to reinforce the fabric of family and community life, and (5) to provide a more wholesome framework of environmental conditions bette suited to meet the requirements of contemporary living.

SECTION 202 : Specific Planning and Design Objectives

Specific planning and design objectives are: (1) to improve the quality, condition, and maintenance of existing individual property to a level which achieves decent, safe, and sanitary housing through rehabilitation; (2) to remove the concentrations of deteriorated and deteriorating buildings which, at least in part, depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage; (3) to eliminate obsolete and substandard building conditions which also contribute to the pattern of spreading blight outside these concentrations; (4) to prevent the further erosion of property values; (5) to protect the tax base and arrest the trend of economic decline; (6) to provide better community services; (7) to provide for livable homes in livable neighborhoods; (8) to extend the useful life of residential improvements and to sustain improved residential values; (9) to increase the effectiveness of institutional facilities and services; (10) to encourage the productive use of land; (11) to provide for the housing needs of low and moderate-income families, (12) to create new opportunities for private reinvestment and rebuilding, particularly in the form of moderate-density, sound and economically-constructed housing of maximum architectural quality, and (13) to create, thereby, decent, safe, and sanitary dwellings providing the highest possible levels of amenity, convenience, usefulness, and livability for the occupants thereof, (14) to provide sites for new and improved schools, play areas and other open spaces and essential community facilities, (15) to provide improved, more accessible, and more attractive concentrations of shopping facilities, (16) to provide

for improved traffic circulation, particularly in an east-west direction, (17) to improve streets and utilities, and the landscaping of public areas, (18) to gather within an over-all, unified, and viable framework of project design, the concert of public and private uses, building developments, site improvements, civic functions and patterns of urban activity, and (19) to prevent, thereby, the formation through accelerated obsolescence, deterioration, and congestion of future slums.

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

SECTION 301 : Proposed Types of Renewal Action

Proposed types of renewal action within the Project Area will consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvements and public facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302 : Clearance and Redevelopment Activities

Clearance and redevelopment activities will include (1) the acquisition of real property, (2) the management of acquired property, (3) the relocation of the occupants thereof, (4) the clearance of land and buildings, (5) the installation, construction, and reconstruction of improvements, and (6) the disposition of land and other property, for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

SECTION 303 : Rehabilitation Activities

Rehabilitation activities may include, but not by way of limitation (1) the systematic enforcement of rehabilitation standards, set forth in Chapter VIII (2) the provision of technical assistance to facilitate rehabilitation, (3) the acquisition, retention, management, rehabilitation, or clearance, and disposition of real property if such property is not made to conform to the rehabilitation standards, and (4) the undertaking of rehabilitation demonstrations.

SECTION 304 : Public Improvements

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets and such utilities as water, sewer, police, and fire communication, traffic signal, and street lighting systems, in order to carry out the provisions of the Urban Renewal Plan.

Public buildings may include school facilities, court house facilities, police stations, libraries, and health, welfare, and recreation facilities. Public open space may include playfields, playgrounds, totlots, parks and landscaped areas.

The location of public buildings, open space, and rights-of-way, shall be as shown on Map 2 : Proposed Land Use Plan, submitted herewith as Exhibit B.

Street and public utility changes shall be such as to conform to the rights-of-way shown on Map 2 : Proposed Land Use Plan.

CHAPTER IV : PROPERTY ACQUIRED OR TO BE ACQUIRED

SECTION 401 : Indentification

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and redevelopment shall be as shown on Map 1 : Property Map.

SECTION 402 : Special Conditions

Property not designated for acquisition as shown on Map 1, may be acquired by the Boston Redevelopment Authority (1) if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, (2) for the purpose of undertaking rehabilitation demonstrations to encourage rehabilitation by private owners and other parties in interest, (3) to prevent or eliminate blighted, substandard, decadent, deteriorated, or deteriorating conditions, or (4) to prevent or eliminate nonconforming, incompatible, or detrimental land uses as necessary for carrying out the previsions of the Urban Renewal Plan.

SECTION 403 : Use of Property Acquired Under Special Conditions

The Boston Redevelopment Authority may clear where necessary, and sell or lease for redevelopment, renewal, or rehabilitation, or retain for rehabilitation and subsequent disposition, all or any portion of that property which it has acquired under the special conditions set forth in Section 402. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 404 : Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this Plan to temporary use prior to the time such property is needed for redevelopment, Such uses may include, but are not limited to project office facilities, rehabilitation demonstration projects, parking, relocation pruposes, public transportation or recreational uses in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

CHAPTER V : DISPLACEMENT OF FAMILIES

SECTION 501 : Families to be Displaced

There are 1,689 families and 563 single householders to be displaced from the Project Area. This information was gathered by a survey of July, 1961 and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

SECTION 502 : Temporary Relocation

If the need arises, the Authority will relocate a minimum number of families on-site. This action could be prompted in order to move a family out of a dangerous building or to permit demolition activity in a priority section of the site.

SECTION 503 : Availability of Relocation Housing

(A) Schedule of Availability

Availability of sufficient suitable housing accommodations has been determined by classifying families by eligibility or presumed ineligibility for such housing and then making separate determinations for these two groups.

(B) Rental Housing

For families eligible for public housing, the rental charged for public housing accommodations are by definition within the financial reach of such families. For families ineligible for public housing or presumed to be ineligible for such housing, a rental of 25% of income is deemed to be within the financial reach of such families. This ratio conforms to accepted standard practice.

(C) Sales Housing

For families desirous of sales housing, a purchase price of twice the annual income of the family is deemed within the financial reach of such families.

(D) Locations

The housing resources listed in this Chapter, are located within the corporate limits of Boston plus those sections of the Metropolitan Area served by the Metropolitan Transit Authority.

(E) Staging

The relocation of families in the Washington Park Urban Renewal Area will take place during a four year period. Therefore less than five hundred families will be required to move in any one year or fewer than 42 families per month. The computations made in this section about the availability of sufficient public housing accommodations are based on cumulative availability during this period.

(F) Special Problems

The Authority recognizes the difficulties encountered by non-white families in securing suitable housing accommodations. The Boston Redevelopment Authority's Relocation Program will give special attention to this problem.

(G) Eligibility of Families

Families as well as single householders, if they are 65 or over, are eligible for public housing in accordance with the income eligibility requirement.

Families Eligible for Low Rental Housing	Families Ineligible for Low Rental Housing
1275	414

Source: Survey July 1961, and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

(H) Public Housing Availability

Based on information from the Boston Housing Authority, it is estimated that accommodations will be available (from both new construction and turnover of existing units) to families displaced from the Washington Park Urban Renewal Area as follows during the forty-eight month project relocation period.

Number Available	Number Required
5720	1275

In addition to the present resource, the Boston Housing Authority has authorization for one thousand new units of public housing. Sites have been found for approximately three hundred of these units

(I) Private Housing Availability

The schedule of projected vacancies below represents a summary of an extensive analysis of the U. S. Census of Housing : 1960, Boston, Massachusetts, and indicates the number and type of units becoming available during the displacement period.

PROJECTED VACANCIES FOR THE DISPLACEMENT PERIOD

EXISTING INVENTORY

Rents Available by Rental Price			Rents Available by Number of Rooms		
Rents	No. of Rents	% of Total Rents	Size	No. of Rents	% of Total Rents
Under 40	634	7.5	1 BR	2305	30.4
40-49	621	7.3	2 BR	3252	43.0
50-59	750	8.8	3 BR	1314	17.4
60-69	993	11.7	4 BR	596	7.9
70-79	1228	14.5	5 Or More BR	102	1.3
80-89	1306	15.5			
90-over	2937	34.7			
TOTALS	8469	100.0		7569	100.0

NEW CONSTRUCTION

It is estimated that new construction will provide approximately 1100 new units of private rental housing; below is the estimated break down of these units according to number of bedrooms and rental price:

1 BR	220 units	@	$ 75.00 per month
2 BR	330 units	@	$ 85.00 per month
3 BR	330 units	@	$ 95.00 per month
4 BR	220 units	@	$105.00 per month

In addition to the above, it is estimated that approximately 400 one-bedroom units of housing for the elderly will be provided through new construction.

(J) Sales Housing Availability

A number of the families ineligible for public housing are expected to purchase homes. On the basis of past experience and home ownership and family income data, it is estimated that approximately 390 families will purchase homes. In the opinion of competent real estate agents, there is an adequate supply of housing for purchase within the $9,000 - $16,000 price range within a reasonable distance of the project area. Furthermore, the liberal financing terms of Section 221 of the Housing Act are available to qualified families who wish to purchase one to four-family houses.

CHAPTER VI : PROPOSED LAND USE AND BUILDING REQUIREMENTS

SECTION 601 : Proposed Land Use Plan

The use of land in the Project Area shall be as shown on Map 2 : Proposed Land Use Plan, which indicates proposed land uses and rights-of-way.

SECTION 602 : Land Use and Building Requirements

The use and development of land and improvements in the Project Area shall be as shown in Table A : Land Use and Building Requirements.

Table A : Land Use and Building Requirements

Land Use			Building Requirements						
Column A		B	C			D	E	F	G
Site Designation		Permitted Uses	Minimum Setback F	S	R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
1 A-1 through A-5	I	Housing	NA*	NA	NA	20	0.5	20	1
	II	Institutional	15	10	25	20	0.5	NA	(1)
2 B-1 through B-3	I	Housing	(1)	NA	NA	40	0.8	30	1
	II	Institutional and Public	(1)	10	25	40	0.8	NA	(1)
3 C-1	I	Housing	NA	NA	NA	40	0.9	35	1
	II	Institutional and Public	NA	NA	NA	40	0.9	NA	(1)
4 C-2 and C-3	I	Housing	NA	NA	NA	40	0.9	35	1
	II	Retail Trade & Offices & Institutional	30	10	25	40	0.5	NA	2:1 (1)
5 C-4	I	Housing	NA	NA	NA	40	0.9	35	1
	II	Institutional and public	30	10	25	40	0.9	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use			Building Requirements						
Column A		B	C			D	E	F	G
Site Designation	Permitted Uses		Minimum Setback F	Minimum Setback S	Minimum Setback R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
C-5a	I	Housing	NA	NA	NA	40	0.9	35	1
	II	Institutional and Public	70	10	25	40	0.9	NA	(1)
C-5b	I	Housing	NA	NA	NA	40	0.9	35	1
	II	Retail Trade & Offices & Institutional	15	10	25	40	0.9	NA	2:1 (1)
D	I	Housing	NA	NA	NA	120	2.0	120	0:2
	II	Retail Trade & Office & Institutional	30	30	20	40	1.0	NA	2:1 (1)
E	I	Housing	(1)	NA	NA	140	1.0	35	1 (2)
	II	Institutional	(1)	30	30	120	1.0	NA	(1)
F-1	I	Shopping Center	30	30	60	40	0.5	NA	3:1
	II	Housing	NA	NA	NA	120	1.0	35	1 (2)
F-2 and F-4	I	Shopping Center	15	30	30	40	0.8	NA	2:1
	II	Housing	NA	NA	NA	40	0.8	30	1
F-3	I	Shopping Center	70	30	30	40	0.8	NA	3:1
	II	Institutional and Public	70	30	30	40	0.8	NA	(1)

Table A : Land Use and Building Requirements (continued)

	Land Use			Building Requirements						
	Column A		B	C			D	E	F	G
	Site Designation		Permitted Uses	Minimum Setback F	S	R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
13	F-5 through F-8	I	Commercial Parking	NOT APPLICABLE						
		II	Residential Parking and Institutional	NOT APPLICABLE						
14	G-1 through G-5	I	Industrial	70	30	60	30	0.5	NA	(3)
		II	Commercial Wholesale & Storage	70	30	60	30	0.8	NA	(3)
15	H-1 and H-6 through H-9	I	Institutional	30	30	30	40	1.0	NA	(1)
		II	Housing	NA	NA	NA	40	0.9	35	1
16	H-2 through H-5, H-10 & H-11	I	Institutional	30	10	25	40	0.9	NA	(1)
		II	Minor Adjustments of Property & Rights-of-way Lines	NOT APPLICABLE						
17	I-1 and I-4	I	Institutional	30	30	30	40	1.0	NA	(1)
		II	Residential & Commercial	30 30	30 30	30 30	120 40	1.0 0.8	35 NA	(2) (1)

Table A : Land Use and Building Requirements (continued)

Land Use			Building Requirements						
Column A		B	C			D	E	F	G
Site Designation		Permitted Uses	Minimum Setback F	S	R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
I-2	I	Institutional	15	10	25	NOT APPLICABLE			
	II	Housing	NA	NA	NA	40	0.8	30	1
I-3	I	Institutional	70	10	25	NOT APPLICABLE			
	II	Housing	NA	NA	NA	40	0.9	35	1
I-5 through I-7	I	Institutional	(1)	10	25	NOT APPLICABLE			
	II	Housing	(1)	NA	NA	40	0.9	35	1
J-1 through J-8	I	Public Recreation	(1)	20	20	NOT APPLICABLE			
	II	Housing	(1)	NA	NA	40	0.8	30	1
S-1 through S-17		Minor Adjustments of Property and Rights-of-way Lines				NOT APPLICABLE			

* Not Applicable

Column A : Site Designation

Site designations are as shown on Map 2 : Proposed Land Use Plan.

Column B : Permitted Uses

Permitted Use "I" for each site corresponds to land use designations as shown on Map 2 : Proposed Land Use Plan. Permitted Uses "II" indicate those uses to which each respective site may be devoted when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

Column C : Minimum Setback

Minimum setback shall mean the minimum distance in feet between the disposition parcel line and the closest facade of the building at ground level. As stipulated in Column C, minimum setback requirements restrict the distance from any building or other structure to front street line, side lot line, and rear lot line, designated in Column C as "F", "S", and "R" respectively.

(1) Along the existing line of Washington Street where a minimum setback of seventy (70) feet shall be required and along the proposed line of Warren Street and along the proposed crosstown thoroughfare where a minimum of thirty (30) feet shall be required.

Column D : Maximum Building Height

Maximum height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line, to the highest point of the roof, excluding penthouses and roof structures.

Column E : Maximum Floor Area Ratio

Maximum floor area ratio (F.A.R.) shall mean the maximum ratio of gross floor area of a structure or group of structures to total disposition parcel area, and gross floor area shall be defined herein to exclude basements, unenclosed porches, or any floor space designed for parking motor vehicles in order to meet parking requirements contained herein.

Column F : Maximum Net Density

Maximum net density shall mean the number of living units per net acre, which includes private on-site access roads, service drives, automobile parking, play and dwelling service area.

Column G : Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of square feet of parking space divided by the number of square feet of gross floor area, unless otherwise indicated below:

(1) Off-street parking spaces for institutional and public uses shall be sufficient for the parking of automobiles to meet the needs of persons employed at or making use of such structures or land uses, provided, however, that in lieu of such demonstration by the redeveloper that off-street parking facilities shall be adequate in number, location, access and arrangement to meet the operational requirements of the land and building uses proposed, one off-street parking space shall be provided for each 600 square feet of gross floor area.

(2) Off-street parking space for public elderly housing units shall be a minimum of one automobile space for every five dwelling units or, stated otherwise, 0.2 parking spaces per dwelling unit.

(3) Off-street parking space shall be demonstrated by the redeveloper to be adequate in number, location, access, and arrangement to meet the operational requirements of the land and building uses proposed, provided, however, that in lieu of such demonstration off-street parking space shall be provided in the ratio of one car space for every 1,000 square feet of gross floor area or one car space per two employees on the largest anticipated shift, whichever requires the larger number of car spaces.

Other building requirement provisions for all sites designated in Table A shall include:

(a) Minimum Off-Street Loading Space

Off-street loading space shall be demonstrated by the redeveloper to be adequate in number, size, location, access, and arrangement to meet the operational requirements of the land and building uses existing and proposed, provided, however, that in lieu of such demonstration off-street loading space shall be provided in the ratio of one off-street space for every 20,000 square feet or fraction thereof in excess of 10,000 square feet of gross floor area.

(b) Building Construction

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

(c) Landscaping and Screening

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided where needed with suitable walks and access drives properly designed and constructed. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass ground cover, shrubs, and/or trees.

(d) Signs

All signs shall be limited to simple identification of the building use or occupant including, where appropriate, continuous reflected illumination. No sign shall be flashing or animated. All signs shall be subject to design review and approval in order to ensure conformity with objectives of the Urban Renewal Plan.

(e) Other on-Site Improvements

The original construction and appearance of land, buildings and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

SECTION 603 : Properties Not to be Acquired

In the event that the property now referred to as the "Bartlett Street Garage", bounded generally by Washington Street, Bartlett Street, Lambert Avenue, and Guild Street, and presently used by the Metropolitan Tranist Authority for maintenance, storage, and other public transit purposes is sold, leased, transferred, or otherwise conveyed for other than its present use, the following land use and building requirements shall apply:

(a) Permitted Use : Housing, provided, however, that this property may be devoted to commercial or institutional uses when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

(b) Minimum Setback : 70 feet from the existing line of Washington Street.

(c) Maximum Building Height : 140 feet

(d) Maximum Floor Area Ratio : 1.0

(e) Maximum Net Density : 35

(f) Maximum Parking Ratio : 1 automobile parking space for each dwelling unit except that public elderly housing units shall have a minimum of 1 automobile parking space for every five dwelling units, or stated otherwise, 0.2 parking spaces per dwelling unit.

SECTION 604 : Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

SECTION 605 : Duration of Controls

The provisions and requirements established in the Plan shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1101 and 1102, which shall remain in effect for a period of one hundred (100) years from said date.

CHAPTER VII : REDEVELOPER'S OBLIGATIONS

SECTION 701 : Applicability

The provisions of this chapter shall apply upon disposition by the Boston Redevelopment Authority, to all property acquired or to be acquired by the Authority within the Project Area and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702 : Compliance with Plan

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which are in harmony with the Plan.

SECTION 703 : Design Review

All redevelopment proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority shall establish design review procedures and evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704 : General Obligations

The Authority shall obligate redevelopers and purchases of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means, subject to further provisions made by the Authority for reasonable action in the event of default or non-compliance by such redevelopers and purchasers:

(a) To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan and/or in applicable disposition documents.

(b) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of Chapter 121 of the Massachusetts General Laws, as amended:

(c) To commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined and established by the Authority:

(d) To give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment:

SECTION 705 : Disposition by Redeveloper

The redeveloper shall not dispose of all or part of his interest within the Project Area without the consent of the Boston Redevelopment Authority until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Redevelopment Proposal submitted to and approved by the Boston Redevelopment Authority on the basis of this Urban Renewal Plan; provided, however, that all or any part of such interest may be disposed of prior to full completion of such improvements upon written consent of the Boston Redevelopment Authority, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, if applicable, Chapter 121A of the Massachusetts General Laws, as amended.

CHAPTER VIII : REHABILITATION

SECTION 801 : Identification

Property not designated for acquisition as shown on Map 1 : Property Map shall be made to conform with the rehabilitation standards set forth in Section 808.

SECTION 802 : Applicability

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing. All such properties shall meet the standards specified in Section 808.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 803 : General Objectives

The basic objectives of rehabilitation activity shall be to secure and maintain all structures and their environment in such a way as (1) to prevent the spread of blight and substandard conditions, (2) to restore deteriorating areas to sound condition, (3) to improve the quality of individual properties, and (4) to create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants thereof.

SECTION 804 : Planning and Design Objectives

(A) Land uses shall be complementary, and shall not adversely affect each other.

(B) Non-residential traffic generators shall not create traffic congestion or other adverse affects.

(C) Non-conforming uses must not produce crowding, noise, odors, air pollution, glare, heat vibration, dirt, etc., and must not be detrimental to the health, safety and general welfare of the community.

(D) The physical character of buildings shall be aesthetically pleasing and architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a high type of land use. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.

(E) Buildings must be structurally sound.

(F) Adequate off-street parking shall be provided.

SECTION 805 : Health Objectives

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety and the general welfare of the community. To achieve this:

(A) All facilities necessary for adequate heat, lighting, plumbing, and general sanitation must be properly installed and maintained in good working condition.

(B) Structural and environmental conditions necessary for the provision of adequate space for occupants, and for healthy living conditions or use must be maintained.

SECTION 806 : Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions causing injury to persons or damage to adjacent buildings. To achieve this:

(A) Potential fire hazards must be eliminated.

(B) Unsafe conditions in yards and open spaces must be eliminated.

(C) The exterior and interior of structures and buildings and all facilities must provide maximum safety.

(D) Satisfactory means of egress must be provided.

SECTION 807 : Additional Objectives for Non-Residential Rehabilitation

In addition to the objectives set forth in Sections 803 through 806 the following objectives shall apply to all non-residential property not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map.

(A) Commercial, industrial, and other non-residential traffic generators shall provide adequate off-street parking and loading facilities.

(B) Uses shall provide for the control of noxious by-products of their operations.

(C) The physical character of buildings to remain shall be architecturally consistent with buildings in the immediate ;icinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses.

(D) All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.

(E) Buildings shall be strucutrally sound.

(F) Signs shall be integrated with the overall structural appearance and must not adversely affect the general character or appearance of the area.

(G) Non-residential uses allowed to remain must place and maintain an appropriate landscaped or architectural screen between the commercial or industrial use and any adjoining residential use.

SECTION 808 : Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map shall be maintained at or made to conform to: (1) the standards of the "Regulations Establishing Minimum Standards of Fitness for Human Habitation in the City of Boston" made by the Boston Health Department on September 27, 1956, as amended; (2) the "Building Code of the City of Boston", as amended, and all other laws, ordinances, codes, and regulations governing the provision of dwelling facilities, maintenance and occupancy, and the repair, vacation, securance and/or demolition of unfit structures; (3) the City of Boston Zoning Regulations, as amended, and all laws, ordinances, codes, and regulations governing land use, lot size, building bulk, height and area, open space, building setback, off-street parking and loading, subject in all cases to provisions governing non-conforming building and site development as distinct from non-conforming

land use, and (4) all other state and local laws, ordinances, codes, and regulations relating to the maintenance, repair construction, reconstruction, use, operation, and condition of property and buildings, provided, however, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A, Massachusetts General Laws (Ter. Ed.), as amended, and as provided under such laws, ordinances, codes and regulations. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 809 : Inspection and Notice

The Boston Redevelopment Authority will inspect each and every property not designated for acquisition as shown on Map 1 : Property Map.

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards, and controls of Chapter VIII of this plan, the Authority shall within a reasonable period of time after the inspection, give notice of such non-conformance to the owner and to any person or persons other than the owner who may be responsible therefor.

Such notice shall be in writing, addressed to the owner and to any other person or persons required to be notified, at their last known address and shall be sent by certified or registered mail.

Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such period, satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved the Boston Redevelopment Authority may acquire the property, by eminent domain if necessary; provided, however, that the property may be acquired at any time with the consent of the owner.

SECTION 810 : Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards,

requirements, and methods; and for the purpose of providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

CHAPTER IX : ZONE DISTRICT CHANGES

SECTION 901 : Identification of Changes

Zone district changes shall be as shown on Map 3 : Proposed Zone District Changes Plan, submitted herewith as Exhibit C.

SECTION 902 : Identification of Districts

Zone districts shall be as set forth in the "City of Boston Zoning Regulations", Chapter 488, Acts of 1924, as amended.

In the event that a zoning code for the City of Boston is enacted pursuant to Chapter 565 of Acts of 1956, as amended, zone districts shall be consistent with the types of zoning controls imposed in districts as shown on Map 3 : Proposed Zone District Changes Plan.

CHAPTER X : RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001 : Conformity to General Plan

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston, and with its Program for Community Improvements.

SECTION 1002 : Relationship to Definite Local Objectives

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

CHAPTER XI : ANTI-DISCRIMINATION PROVISIONS

SECTION 1101 : Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminat

SECTION 1102 : Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property with the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.) as amended, and to all other applicable Federal, State, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

CHAPTER XII : MODIFICATION AND TERMINATION

SECTION 1201 : Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the Redeveloper or Redevelopers of such part or their successors and assigns. Where proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the State Division of Urban and Industrial Renewal.

SECTION 1202 : Termination

This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of approval of the Plan by the City Council of the City of Boston.



PROJECT BOUNDRY

PROPERTY TO BE ACQUIRED

PROPERTY MAP

DRAWN BY	L.V.J.
TRACED BY	A.L.S.
SCALE	1" = 200'
DATE	12-19-62

R-213

MAP 1 OF EXHIBIT A

N

Washington Park Urban Renewal Area R-24

BOSTON REDEVELOPMENT AUTHORITY



SITE DESIGNATION

- A-1 to E — HOUSING
- F-1 to F-8 — COMMERCIAL FACILITIES
- G-1 to G-5 — INDUSTRIAL FACILITIES
- K-1 to K-6 — INSTITUTIONAL FACILITIES
- L-1 to L-7 — PUBLIC FACILITIES
- J-1 to J-8 — PUBLIC RECREATION AREAS
- S-1 to S-17 — MINOR ADJUSTMENTS OF PROPERTY LINES AND RIGHTS-OF-WAY
- PROJECT BOUNDARY

PROPOSED LAND USE

- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- PREDOMINENT USE

PROPOSED LAND USE PLAN

DRAWN BY	L. F. M.
CHECKED BY	A. L. S.
SCALE	1" = 200'
DATE	12-19-62

R-213

SHEET 2 OF EXHIBIT B

Washington Park Urban Renewal Area R-24

BOSTON REDEVELOPMENT AUTHORITY



PROJECT BOUNDARY

BOUNDARY OF PROPOSED ZONE DISTRICT CHANGE

GB-40	GENERAL BUSINESS - 40' DISTRICT
GB-65	GENERAL BUSINESS - 65' DISTRICT
GB-80	GENERAL BUSINESS - 80' DISTRICT
GR-40	GENERAL RESIDENCE - 40' DISTRICT
GR-65	GENERAL RESIDENCE - 65' DISTRICT
GR-80	GENERAL RESIDENCE - 80' DISTRICT
GR-155	GENERAL RESIDENCE - 155' DISTRICT
LB-40	LOCAL BUSINESS - 40' DISTRICT
LB-65	LOCAL BUSINESS - 65' DISTRICT
LB-80	LOCAL BUSINESS - 80' DISTRICT

ZONE DISTRICT CHANGES PLAN

DRAWN BY	L.V.J. E.D.L.
CHECKED BY	A.L.S.
SCALE	1" = 200'
DATE	12-19-62
SUBJECT NO.	R-215
FILE NO.	
EXHIBIT	EXHIBIT C

Washington Park Urban Renewal Area R-24

BOSTON REDEVELOPMENT AUTHORITY

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

REPORT ON PLANNING PROPOSALS

CODE NO. R-214

SECTION 101: ZONING PROPOSALS

A. A map showing existing zone district classifications in the project area is submitted herewith as Map 8, Exhibit H. A map showing existing zone district classifications in the Roxbury-North Dorchester General Neighborhood Renewal Area, of which the project area is a part, will be submitted subsequently as part of the G.N.R.P. Part I submission.

B. A map showing proposed zone district classifications in the project area is submitted herewith as Map 9, Exhibit I. A map showing proposed zone district classifications in the Roxbury-North Dorchester General Neighborhood Renewal Area, of which the project area is a part, will be submitted subsequently as part of of G.N.R.P. Part I submission.

C. All zone district changes required by proposals for the project area under B. above are as shown on Map 3, Exhibit C submitted as part of the Urban Renewal Plan (Code No. R-213).

D. Zone district changes shall be scheduled on the basis of factors affecting execution of the treatment proposed for the project area and as soon as practicable after execution of the Contract for Loan and Grant.

E. All zoning proposals, as shown on Map 9: Proposed Zoning Plan, and the basis for timing proposed zoning changes are acceptable to the Authority acting as the local planning agency.

SECTION 102: BASIS FOR DETERMINATIONS OF PLANNING PROPOSALS

A. Proposed Land Uses

The General Plan of the City of Boston proposed that the neighborhood remain predominantly residential, that shopping facilities be consolidated at appropriate locations, and that community facilities serving the neighborhood be replaced, enlarged and modernized as needed. The Preliminary Land Use Plan, submitted herewith as Map 10, Exhibit J, confirms and supports these general land use objectives. The type and character of proposed redevelopment uses are

those which are best suited to achieve these and other objectives set forth in Chapter II of the Urban Renewal Plan. The suitability and marketability of land proposed for commercial and industrial use has been ascertained by means of a land utilization and marketability study.

B. Land Use Provisions and Building Requirements

Proposed regulations, controls, or restrictions to be imposed on properties to be acquired are designed to (1) insure an appropriate development of land allocated to each designated use; (2) provide uses alternative to the recommended uses that would be consistent with objectives of the Plan; (3) insure the feasibility of achieving the objectives of the Urban Renewal Plan; and (4) insure that land disposed for residential redevelopment will be the type of residential use FHA considers feasible.

C. Adequacy of Existing and Proposed Codes and Regulations

All State and local laws, ordinances, codes, and regulations, including the City of Boston Zoning Regulations, as amended in accordance with the Urban Renewal Plan, governing the provision of dwelling facilities, maintenance and occupancy, construction, reconstruction, use, operation, vacation, securance and/or demolition, of all structures and buildings in the project area not designated for acquisition, as shown on Map 1: Property Map, or to be constructed in the course of land redevelopment, are adequate, in conjunction with land use provisions and building requirements of the Urban Renewal Plan, to protect the project area from blighting influences. These codes and regulations were studied by the Authority staff as they affect the feasibility of achieving the objectives of the Urban Renewal Plan.

D. Modification of Existing Major Streets

Radial traffic on arterial boundary streets of the project area exceeds the existing street and intersection capacities. This condition will become worse. Solutions were arrived at by the Authority staff and its consultants by studies of the existing and projected traffic flows on major streets in the City and the Roxbury-North Dorchester G.N.R.P., of which the project area is a part. A preliminary circulation plan for the Roxbury-North Dorchester G.N.R.P. is submitted herewith as Map 11: Preliminary Circulation Plan. This plan shows five levels of street functions: expressway, primary, secondary, collector, and local. The circulation plan as it relates to the project area shows the following modifications of existing major streets to be carried out in stages:

(1) widening and improvement of Warren Street as a primary street throughout its length;

(2) widening and improvement of Washington Street as a primary street throughout its length subsequent to removal of the Metropolitan Transit Authority Elevated; and

(3) widening and improvement of Dudley Street from Warren Street to Roxbury Street.

E. Not applicable

F. Not applicable

G. Adequate proposed and existing to remain commercial, community, recreational, and public service facilities within and outside of but serving the project area have been determined on the basis of general neighborhood renewal plan surveys and plans as reflected in Map 10: Preliminary Proposed Land Use Plan.

SECTION 103: RELATIONSHIP TO DISTRICT PLAN

The project area, particularly at its boundary streets, is proposed to be a meeting place for the district--in terms of major commercial, civic, recreational and community facilities--as well as a major resource of a wide-range of middle-income housing opportunities. The Plan establishes major district-serving facilities as shown on Map 2: Proposed Land Use Plan. The Plan proposes a major program of residential rehabilitation and new housing construction as shown on Map 4: Proposed Treatment Sections and on Map 2: Proposed Land Use Plan. Proposed new thoroughfares and modifications of existing major streets conform to the Preliminary Circulation Plan for the Roxbury-North Dorchester G.N.R.P. Evidence of the local planning agency's recognition of these plans for the district of which the project is a part will be submitted subsequently as part of the G.N.R.P. Part I submission.

SECTION 104: CONFORMITY TO GENERAL PLAN AND LOCAL OBJECTIVES

The Urban Renewal Plan conforms to the "General Plan for Boston - Preliminary Report City Planning Board 1950." The proposed land uses generally correspond to land use classifications and proposals in the General Plan. The General Plan meets the requirements for Title I projects. The Urban Renewal Plan conforms to the certified Workable Program for Community Improvement of which General Plan requirements are a part.

Definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community, and other public improvements are identified in the Urban Renewal Plan (Code No. R-213). The Plan's proposals for rehabilitation of properties-to-remain, and private and public redevelopment specifically relate to these objectives.

APPLICATION FOR LOAN AND GRANT
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

BINDER NO.
9

WASHINGTON PARK URBAN RENEWAL AREA
BOSTON REDEVELOPMENT AUTHORITY
BOSTON, MASSACHUSETTS

SUBMISSION DATE:
JAN 25 1963

REPORT ON MINORITY GROUPS CONSIDERATIONS CODE NO. R-215

I. Extent to which any housing in the project area is expected to be available to racial minority families.

The Washington Park Urban Renewal Area is and has been for many years an integrated residential community. Existing housing in the project area will be available to displaced families and single persons regardless of race. The Commonwealth of Massachusetts has Fair Housing Laws that include multi-family housing in Boston. These laws are enforced by the Massachusetts Commission Against Discrimination. In addition to this, there are in Boston and the surrounding communities active citizen groups that work to secure availability of housing for minority group families and single persons. The Authority does not anticipate serious problems in making full use of housing facilities within the income range of displacees.

II. Specific proposals for the provision of housing to compensate for the anticipated net reduction.

A total of 2252 families and single person households are to be displaced from the Project Area. Reuse plans for the project area include the construction of public and private housing facilities. For those to be displaced, existing private housing in the project area and the City of Boston will be utilized, as well as this new construction. In the project area alone, population has declined in the past ten years. This indicates an increasing availability of housing vacancies in the project area, a portion of which will be standard and available to those required to move. In addition the Boston Public Housing Authority has under construction and also in the plan development stage, over 1,000 units of housing under the Federal and State programs. These units will become available during the displacement period to eligible families regardless of race. (See also letter from Chairman, Boston Public Housing Authority, June 22, 1962, attached to Code Item R-223).

III. Steps taken, and results achieved, in consulting with representative leadership of the minority group; and the representative character of the leadership consulted.

From the outset of the Development Program in Boston, every effort has been made to consult with representative leadership of the minority groups in the project area and in the City of Boston. At the present time, plans have been completed and appointments made for Boston's Committee on Minority Housing. This Committee includes representatives of lay and professional community leadership residing in and working in the project area and the City of Boston. Minority group interests are represented in the person of lay and professional members of the Washington Park Urban Renewal Committee and the Relocation Committee for the project area. Both of these Committees meet regularly and are active in working on housing and rehousing matters affecting minority group families and single persons in the Project Area. The Chairman of the Boston Chapter of the NAACP is on the Minority Housing Committee and lives in the project area. In addition, the Authority staff has worked with other groups such as the NAACP, and the Fair Housing Federation of Metropolitan Boston on housing matters affecting minority group families.

It is anticipated that the cooperation and working relationships that already exist between the Authority staff and these several committees and organizations representing minority group families and single persons will be continued and will prove useful during the rehousing program for the project area.

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SUBMISSION DATE:
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PROPERTY MAP

CODE NO. R-222(1)

Property Maps are submitted separately with this report.

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ACQUISITION APPRAISALS

CODE NO. R-222((2)

Of the 1,047 parcels to be acquired, the Authority has an approved price for 335 parcels in the early land acquisition clearance section tracts, first acquisition appraisals completed for 278 parcels in other parts of the project area, and the remaining 434 parcels have been assigned to appraisers for first acquisition appraisals.

The appraisals will be submitted under separate cover in accordance with Section 13-..4-1 of the Urban Renewal Manual and the remainder will be submitted as soon as possible.

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TABULATION OF PROPERTY TO BE ACQUIRED

CODE NO. R-222 (3)

Estimates of value and acquisition cost	No. of Parcels	Land Area Sq.Ft.	Appraisers' Valuation Land	Building	LPA Estimate of acquisition cost
Total purchases and donations	1047	5,847,563		in process	$11,121,000
Purchases only (total)	1047	5,847,563			11,121,000
Federally owned or leased	5	20,368			26,900
Other Publicly Owned	88	1,166,494			1,141,000
Privately Owned	954	4,660,701			9,953,100
Damage to Property Not Taken	6				

Of the 1,047 parcels to be acquired, first acquisition appraisals are available on 613 parcels. Using these actual figures as a base, the Authority estimates that the appraised value of the total number of parcels to be acquired will be $11,121,000.

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DIFFERENCE BETWEEN "APPRAISER'S VALUATION" AND "LPA ESTIMATE"

CODE NO. R-222 (4)

On the basis of past experience in Boston's urban renewal program, it is likely that "LPA Estimate of Acquisition Cost" will be higher than "Appraiser's Valuation" in order to take into consideration a land assembly cost factor. It is likely that the land assembly cost factor will equal approximately 10% of the "Appraiser's Valuation" and is required to cover, among other things, probable court awards with interest, properties appraised for less than assessed value, and interest for Pro Tanto Payments.

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PUBLIC OWNERSHIP PARCELS

CODE NO. R-222((5)

BLOCK & PARCEL	ADDRESS	DESCRIPTION	AREA	OWNERSHIP
134A - 17	37 Glenwood St.	Church	3,929	Dudley St. Baptist Church
33	Dudley & Dana	Parking Lot	33,000	Dudley St. Baptist Church
135 5	107 Warren St.	Church	3,430	Deliverance Tabernacle Revival Church
136 18	40 Cliff St.	Residential	4,830	City
20	34 Cliff St.	Residential	2,100	City
139 12	31-33 Alpine St.	Residential	7,283	City
21	257 Alpine St.	Residential	3,125	City
42	54 Circuit St.	Residential	4,500	City
54	2580 Washington St.	Vacant Lot	9,092	City
140 8	33 Circuit St.	Residential	3,140	Veterans Administration
141 5	54-56 Regent St.	Residential	3,994	City
142 25	6-7 Mt. Warren Pl.	Residential	3,838	Veteran's Administration
2	26 Fountain St.	Vacant Lot	2,283	City
172D 1	Circuit & Washington St.	Vacant Lot	9,003	City
14	4 Cathedral St.	Residence	1,210	City
22	37-39 Ray St.	Residence	2,773	City
26	Next to 2654 Washington St.	Residence	1,989	City

BLOCK & PARCEL		ADDRESS	DESCRIPTION	AREA	OWNERSHIP
172D	28	2652Washington St.	Residence	2,393	City
	30	Next to 2646 Washington St.	Residence	9,430	City
	32	2630 Washington St.	Residence	1,381	City
	35	2624 Washington St.	Residence	1,407	City
	37	2616 Washington St.	Vacant Lot	4,426	City
162	1	217 Warren St.	Residence	85,277	City
166	12	237-239 Warren St.	Residence	3,165	City
	22	11 Rockland St.	Residence	9,907	City
	23	9 Rockland St	Residence	1,997	City
166A	1	Next to 64 Walnut Ave.	Vacant Lot	34,000	St.Richard's Church
	4	25 Fenno St.	Residence	6,488	St. Richard's Church
	8	Next to 54 Walnut Ave.	Vacant Lot	10,764	City
167	21	8 Sherman St.	Residence	2,318	City
	26	2-4 Rockland St.	Residence	10,296	City
218	2	9 Bainbridge St.	Residence	1,142	City
220	11	183 Walnut Ave.	Vacant Lot	43,909	City
240A	45	Rear 158 Walnut Ave.	Residence	3,660	City
241A	11	107-111 Bower St.	Residence	2,745	City
	17	Next to 142 Walnut Ave.	Residence	1,346	City
	12	33-35 Laurel St.	Residence	3,777	City
244	6	35 Bower St.	Residence	2,100	City
	10	46-51 Bower St.	Residence	6,000	City
	15	67 Bower St.	Residence	3,000	City
	18	79 Bower St.	Vacant Lot	3,000	City
	23	44-46 Laurel St.	Residence	4,588	City
	32	26-28 Ottawa St.	Vacant Lot	4,992	City

BLOCK & PARCEL		ADDRESS	DESCRIPTION	AREA	OWNERSHIP
245	4	9-13 Bower St.	Vacant Lot	3,600	City
	13	20-22 Lansing St.	Vacant Lot	1,840	City
	16	10-12 Lansing St.	Residence	1,838	City
246	5	5 Lorimer Place	Vacant Lot	2,187	City
	8	6 Lorimer Place	Residence	7,000	FHA
	16	1-3 Bowditch Ct.	Vacant Lot	14,000	FHA
	18	6 Bowditch Ct.	Vacant Lot	1,510	FHA
	37	20-22 Sherman St.	Vacant Lot	3,869	FHA
240	15	29 Munroe St.	School	18,889	City
	27	49 Humboldt Ave.	Residence	14,129	City
	44	50-52 Bower St. .	Vacant Lot	2,223	City
	44	50-52 Bower St	Vacant Lot	1,667	City
	46	3-4-5-6 Bower Ct.	Vacant Lot	2,985	City
	47	Bower Ct.	Vacant Lot	3,185	City
	50	3 Comins Terrace	Vacant Lot	2,985	City
	56	18-24 Bower St.	Residence	4,200	City
242	1	32 Dale St.	School	35,988	City
	3	33 Sherman St.	Residence	2,303	City
222	14	16-26 Townsend St.	Vacant Lot	42,091	City
239A	7	83 Humboldt Ave.	Residence	1,968	City
	14	170-172 Townsend St	Residence	23,047	City
	20	6 Crestwood Pk.	Residence	2,672	City
	21	244-146 Townsend	Residence	17,448	City
	23	140-142 Townsend	Residence	11,950	City
	25	Next to 136 Townsend St.	Vacant Lot	13,785	City
239B	3	3-5 Rear Hazelwood	Vacant Lot	5,699	City
	7	17 Hazelwood St.	Vacant Lot	2,641	Church
	8	216 Townsend St.	Vacant Lot	3,700	City
	9	214 Townsend St.	Church	9,805	St. Mark's Church & Socail Center
	18	80 Humboldt Ave.	Residence	2,100	City
	21	Next to 5-7 Elbert	Residence	1,720	St. Mark's Church and Social Center

BLOCK & PARCEL		ADDRESS	DESCRIPTION	AREA	OWNERSHIP
239C	20	Rear 232 Townsend St	Vacant Land	5,699	City
	22	Rear 20 Munroe St.	Vacant Land	3,235	City
2350	2	112-114 Humboldt Ave.	Residence	5,400	Bethel Pentacostal Church
223	11	23 Codman Park	Residence	2,092	City
	16	Between 2828 & 2926 Washington St.	Vacant Lot	12,000	City
	18	2886-2894 Washington	Vacant Lot	25,708	City
224A	5	73 Codman Park	Vacant Lot	2,000	City
224B	4	2938-2942 Washington	Vacant Lot	5,000	City
	8	2950-2954 Washington	Vacant Lot	4,000	City
225-225E	39	4 Codman Place	Vacant Lot	4,960	City
	41	2966 Washington St.	Residence	1,700	City
	48	78 Codman Park	Residence	2,826	City
2350^2	11	147 Humboldt Ave.	Church	6,986	Church
235 E2	5	Between 44 Holworthy	Vacant Lot	21,953	City
	9	17 Hollander St.	Residence	3,300	FHA
235 G2	26	Next to 33 Holworthy	Vacant Lot	19,400	City
2350^3	15	146-150 Humboldt Ave	Church	11,098	Church
225D	9	2982 Washington St	Residence	1,800	City
227A	13	Between 3028 & 3042 Washington St.	Vacant Lot	15,893	City
227B2	3	84 Walnut Pk	Vacant Lot	17,387	City
229A	8	Between 126 and 130 Crawford St.	Vacant Lot	23,201	City
231	9	60 Homestead St.	School	26,145	City

BLOCK & PARCEL		ADDRESS	DESCRIPTION	AREA	OWNER-SHIP
219A	4	129-131 Walnut Ave.	School	73,819	City
229A	12	300 Walnut Ave.(Partial)	School	162,123	City
2350	1	Townsend & Warren Sts.	Vacant Lot	241,480	City
180	1	Columbus, Ritchie & Washington St.	Academy	714,555	Catholic Archdiose of Boston
				2,023,614 Sq. Ft.	

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CONSEQUENTIAL DAMAGE TO REAL OR PERSONAL PROPERTY NOT TO BE ACQUIRED

CODE NO. R-222 (6)

There are six parcels in which partial takings are involved. Of the six, three are residential and three are schools.

Of the three residential parcels, we believe there will be little damage to the remainder of Parcel 225 & 225E-17. The taking will include only 130 square feet at the rearmost section of the lot. Parcels 235C1-6 and 235C1-7 will have probable damage to the remainders. However, the parcels involved are small, and of relatively low value.

Of the three schools, the taking from Parcel 219A-4 involves only 2100 square feet from a total of 71,719 square feet, and does not involve the school building. The damage should not be substantial.

The damage to Parcel 229A-12 could be substantial. The taking involves 77,250 square feet of land and a school building out of a total of 162,153 square feet of land on which there are three school buildings. Damage to the remainder will include another school building used in conjunction with the building thereon.

Parcel 2350-1 includes the taking of 20,480 square feet of land out of a total of 241,480. While no building is involved in the actual taking, an iron fence and stone steps will be taken, and considerable re-grading will be involved.

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IDENTIFICATION OF PARCELS INVOLVING DIRECT OR INDIRECT OWNERSHIP OF INTEREST BY ANY MEMBER OR EMPLOYEE OF THE L.P.A. OR BY ANY MEMBER OF THE GOVERNING BODY OF THE LOCALITY

CODE NO. R-222(7)

An affidavit will be signed by the members and employees of the LPA and by the members of the governing body of the locality disclosing whether they have any interest in the property located within the project area.

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IDENTIFICATION OF PARCELS INVOLVING LIMITED INTEREST IN LAND

CODE NO. R-222 (8)

All property will be acquired in fee simple absolute.

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HIGH ACQUISITION COST PROPERTIES

CODE NO. R-222(9)

PARCEL NO.	ADDRESS	DESCRIPTION	ASSESSED VALUE
134-1	131-135A Dudley St. 111-127 " 2400-2404 Washington St.	Theatre w/ 1st fl.stores & small offices above	145,000
134A-1	63-75 Warren St. 139 Dudley St	Commercial Church &	55,000
-33	12-14 Dana 61 Warren St	Community Ctr.	230,500
-34	143-147 Dudley St.	Commercial	45,000
135-1	77-79A Warren St.	Commercial & Residential	60,000
-3	89-97 Warren St	Commercial & Residential	55,000
-7	111-111A Warren St.	Commercial & Residential	30,000
-9	117A-117-117B Warren St. 119-137 Warren	Commercial & Residential	25,000
-10	9 Cliff St	Commercial & Residential	33,000
136-1	2452-94 Washington St	Commercial & Residential	42,000
-2	9-11 Grosvenor Pl.	Commercial	26,000
180-3	2893 Washington St	Academy	384,700
228-6	2024-26 Columbus Ave.	Commercial	33,200
229A-12	300-310 Walnut Ave.	School	320,000

PARCEL NO.	ADDRESS	DESCRIPTION	ASSESSED VALUE
231-2	105 Ruthven 215 Humboldt Ave	Commercial	55,000
-9	50 Homestead St E. Corner Harold	School	50,500
232-14	137 Hutchings	Residential	30,300
-21	65 Homestead	Residential	25,000
2350-1(Partial)	Warren,Townsend and Deckard	School	500,000
2340^{2}-12	118-126 Humboldt Ave.	Industrial	58,500
2350^{3}-16	144-144A Humboldt Ave.	Commercial	40,000
2351/19	105 Crawford St.	Synagogue	75,000
239B-7	210 Townsend	Church & Community Hall	46,100
239C-2	427-433 Warren St.	Residential	34,000
-6	232 Townsend St	Rest Home	25,800
240-15	Munroe St.	School	40,000
242-1	1 Maple Park 32 Dale St	School	125,000

Acquisition of all the property listed above is justified and necessary for the implementation and success of the Washington Park Urban Renewal Plan as well as the revitalization of the entire Roxbury area. Maximum effort has been employed in retaining basically sound properties in developing the Urban Renewal Plan.

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RACIAL OR DISCRIMINATING COVENANTS

CODE NO. R-222 (10)

Any redevelopment plan for this area will provide that the Redevelopment Authority shall not sell, lease or otherwise convey any interest in acquired land with restrictions based upon race, creed, color or national origin. The condemnation of all properties in the project area will clear all title restrictions of this nature.

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BOSTON REDEVELOPMENT AUTHORITY
BOSTON, MASSACHUSETTS

SUBMISSION DATE:
JAN 25 1963

RELOCATION PROGRAM

CODE NO. R-223 (1)

A. Administrative Organization

1. Identification

The Boston Redevelopment Authority will be the sole agency responsible for the relocation of all site occupants displaced from the project area.

2. Organization of Relocation Staff

The relocation staff will consist of (a) project manager; (b) family relocation officer; (c) professionally trained specialists (home finders); (f) business relocation officer; (g) business relocation assistants; (h) cashier; (i) accountant; (j) property management officer; (k) property maintenance specialists; (l) maintenance aides; (m) administrative assistant for records; (n) clerk typists.

3. Staff Functions.

The function of the relocation staff will be to (a) keep the project area families and businesses informed of their status by means of newsletters, bulletins, question and answer sheets and other publicity; (b) issue formal letters of information and notification, including notification of the availability and conditions governing relocation payments; (c) interview and register all project area families and businesses and keep records of the particular needs of each site family and business; (d) promote and compile satisfactory listings of available and standard housing vacancies; (e) inspect every dwelling vacancy listed with the Authority to determine whether or not the dwelling unit is standard or sub-standard; (f) refer vacant, standard housing units to families and individuals in line with their particular needs; (g) maintain adequate records and reports; (h) coordinate property management and site clearance operations with relocation of families, individuals and businesses; (i) work with appropriate and varied public and private agencies that provide resources to expediate satisfactory relocation.

The relocation staff will locate and inspect dwelling units and refer to families and individuals units that are decent, safe, sanitary, and standard accommodations. These units will be located in areas not generally less desirable in regard to public utilities and public and commercial facilities, and will be at prices or rents within the financial means of the families and individuals being displaced from the Project Area.

Families and individuals will be offered standard housing accommodations and may also look for suitable housing on their own initiative. All site occupants will be informed constantly of the relocation services available to them.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is decent, safe and sanitary and that it meets the following standards:

1. Physical Standards

a. Sanitary, heating, ventilating and lighting facilities.

Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;

2. Safe and adequate cooking facilities;

3. Safe and adequate heating facilities;

4. A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system; access must be from within the dwelling unit without passing through any part of any other dwelling unit;

5. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system; access must be from within the dwelling unit without passing through any part of any other dwelling unit;

6. Adequate rubbish storage facilities and garbage disposal facilities;

7. Adequate and properly connected water heating facilities;

8. Every kitchen sink, lavatory basin and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;

9. Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can be easily opened.

10. Every bathroom and water closet compartment shall be well-lighted and ventilated. Window requirements may be waived provided that there is an installed mechanical ventilation system approved by the Health Commissioner.

b. Structural Conditions

1. It shall be structurally sound, in good repair, and shall be in adequate state of maintenance.

2. Two safe, unbostructed means of egress leading to safe and open space at ground level.

c. Occupancy

1. There shall be 150 sq. ft. of floor space for the first occupant of a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.

2. There shall be the following number of bedrooms for families of various sizes:

Size of Household (family)	1	2	3	4	5	6
Bedrooms per Household (family)	1	1-2	2	2-3	3	3-4
Size of Household (family)	7	8	9			
Bedrooms per Household (family)	4	4-5	5			

2. Standards for Displacee's Ability to Pay

The net monthly rental of any dwelling unit, excluding the cost of electricity and gas, but including the cost of heat and water, shall not as a general rule, exceed 25 per cent of the family's monthly income before taxes.

The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area:

Sales Price	Required Income Level
$6,500 - 10,000	$3,000 - 4,000
10,000 - 14,000	4,000 - 6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

a. So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.

b. In an area which meets the family's essential needs for public and commercial facilities.

The relocation staff will consult the planning staff of the Authority to ascertain areas scheduled for future clearance in order to avoid, to the extent that an advance determination of these areas can be made, any subsequent displacement of the family. Families will be advised to check with the relocation staff as to the location of housing in relation to future renewal activities.

4. Temporary Relocation

Temporary relocation will be held to a minimum. It shall occur into a dwelling unit which:

a. contains facilities in working order

b. is in safe and habitable condition

c. is sufficiently large for the family

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable relocation payment. Any other temporary move will be charged against the resident's maximum allowable relocation payment.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, furniture moving firms, municipal departments, other governmental agencies preparing such listings, and other such agencies and informed persons.

Listings by FHA and UA acquired properties made available by local FHA and UA offices will be used as a relocation resource, and will be available in the relocation office for site occupants.

Vacant dwelling units on file first will be inspected by the relocation staff to determine that the units are standard in accordance with the Boston Housing Code, and to obtain information on size and cost of units.

Public Housing

Liaison between the Washington Park relocation staff and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. A copy of a letter from the Chairman, Boston Housing Authority, is attached as Exhibit A.

Commissioners of the Boston Housing Authority have indicated that public low-rent housing and housing for the elderly will be available to provide for all families who are eligible for such housing and are to be displaced during the relocation period.

b. Information on size and rent of available units

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Rehousing specialists on the relocation staff will then inspect the units to determine whether or not they are decent, safe and sanitary, and to obtain information on size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turn-over and vacancy rates are highest in the two and three-bedroom units.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal Program (general program) is $40.00 per month.

A copy of a letter from the Chairman, Boston Housing Authority, is attached to the Statement accompanying Form H-6122. This provides additional information or size and availability of public housing units.

c. Admission preference for referred families

Displaced eligible families will be given preference in housing units located in renewal or redevelopment areas. Such families will also be given priority for admission to public housing units.

The Special Admission Limits for public housing for families displaced by public redevelopment action are:

Family Composition	Special Admission Limits (Net Income after Exemptions)
1 - 2 persons	$4,500 per annum
3 - 4 persons	4,750 per annum
5 - 6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, the turn-over of existing housing, and the availability of credit.

On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, and other demand factors. Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122)

The rehousing staff will attempt to obtain maximum use of Section 221 of the National Housing Act and other sales housing programs. The staff will aid families and persons desiring and able to purchase housing to locate such housing and make applications for mortgages and FHA mortgage insurance, where appropriate.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

For minority group families and individuals proposed to be displaced, an analysis of their housing needs and available housing resources has been made. The authority staff is working with minority groups and fair housing organizations to assure proper attention to relocation and rehousing affecting these families and individuals. A demonstration grant has been made by the Urban Renewal Administration to Brandies University under the local sponsorship of the Massachusetts State Housing Board to study and advise on rehousing situations of some of the minority group families who will be displaced.

Families and individuals with special rehousing problems, including large families and handicapped or aged families and individuals, will receive special attention from trained relocation and rehousing specialists. The implementation of the recommendations of the comprehensive relocation program prepared by Management Services Associates, Inc. of New York City, will assure the availability of community resources to aid in rehousing such families and individuals.

D. Relations with Site Occupants

1. Development of an Informational Program

The Redevelopment Authority has already developed an informational program in the project area. Many of the residents who will be displaced have been involved in group meetings in the neighborhood. At these meetings, the objectives of the urban renewal program have been outlined, existing conditions in the project area have been reviewed, renewal plans for the area have been discussed with residents, the impact of these plans in terms of required displacement of families, individuals, and business has been discussed, and relocation and rehousing proposals outlined in detail. These informational meetings will be continued as required to deal with the unique concerns of families, single persons, and business units who are to be relocated.

The informational program will include the preparation and distributoon of monthly newsletters, special bulleting and other material

designed to keep residents of the project area informed of current developments in the renewal program, generally, and of the availability of relocation assistance, and the means by which relocation services will be made available.

2. Interviews with site occupants

a. A sample survey of families and individuals whose living accommodations are to be acquired has been conducted. On or about the time of acquisition of property, interviews with all residents will be conducted and each site occupant household will be informed:

1) that the Redevelopment Authority has acquired the property by eminent domain on said date;

2) of the reason for the acquisition;

3) of the Authority's basic objectives and policies with respect to relocation;

4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;

5) of the availability of FHA-acquired properties as a relocation resource and of listings of such properties at the site office;

6) of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;

7) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;

8) of the obligation of the family or individual to pay use and occupancy charges to the Authority and of other responsibilities and obligations;

9) of the eviction policy of the Authority.

An informational booklet or statement will be given to each site occupant household at the time of taking, outlining the pertinent facts in a simple, easy-to-read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe and sanitary housing.

3. General location and approximate business hours of the Washington Park project office

The project office will be open for relocation purposes from 9:00 A.M. to 5:00 P.M. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to co-operating real estate firms and the Housing Authority

Site occupants will be referred to private real estate firms, landlords, builders, etc. after said housing unit has been inspected and approved by a rehousing specialist on the Rehousing staff.

5. Inspection of relocation housing

All relocation housing, except public housing and FHA and UA approved housing, will be inspected, including that of self-relocated families. If such families have moved to sub-standard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources of the Rehousing Staff in obtaining standard accommodations.

If the family declines the offer of a standard dwelling unit and relocates into a unit that doesnot meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address

The rehousing staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school and car registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the work load.

7. Referral to social agency of families requiring assistance

Families requiring assistance of a special nature will be offered the services of qualified relocation specialists on the relocation staff. Arrangements for referring families or single persons requiring long-term assistance to appropriate social agencies and organizations are now being structured as part of the comprehensive relocation program.

8. Assistance to prospective home buyers in obtaining mortgage financing

The relocation staff will explain the FHA Section 221 mortgage insurance program, and FHA and other mortgage financing programs to prospective home buyers. All possible assistance will be given to families who desire and are able to purchase housing under these programs. Assistance will be given by the staff to families applying for mortgages and mortgage insurance through FHA.

FHA Form 3478, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested in sales housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the project area. Eviction shall occur only against site families who:

1) are financially able to and refuse to pay use and occupancy charges to the Authority;

2) maintain a nuisance or use the premises for illegal purposes;

3) refuse without valid reason three or more referrals of suitable and approved accommodations;

4) are squatters in dwellings vacated by families who have been relocated;

5) refuse to admit a relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services of the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

All relocation payments will be made in accordance with the National Housing Act, as amended, and applicable Rules and Regulations issued thereunder. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

1. Eligibility

Relocation payments will be made to families, individuals, and businesses, and other non-residential establishments in the project area who are eligible according to the above Regulations.

2. Time Limit

The claim for Relocation Payment for moving expenses or direct loss of property must be filed with the Authority by the claimant within (6) months of the time that the expense has been incurred.

3. Method of Payment

The Boston Redevelopment Authority adopts the following schedule on the method for making fixed relocation payments to individuals and families in lieu of their reasonable and necessary moving expense and for allowable direct losses.

Families and individual householders payment schedule based on actual livable rooms with furniture of the claimant is as follows:

One room	$ 40.00
Two rooms	55.00
Three rooms	70.00
Four rooms	85.00
Five rooms	100.00
Six rooms	115.00
Seven rooms	130.00

Eight rooms	145.00
Nine rooms	160.00
Ten rooms	175.00
Eleven rooms	190.00
Twelve rooms or more	200.00
Single person--not owning furniture	5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed $200.00, if the family being relocated so desires.

G. Services to be provided by the Authority to Individual and Business concerns

1. Individuals

The relations with individual residents occupying separate housekeeping units or rooms will be the same as with families. All relocation services will be offered, including referrals to public housing, if eligible, or to private rental housing. Relocation payments will be made to eligible individuals under the provisions set forth in Paragraph F, above.

2. Other Individuals

The relations with individual residents occupying rooming units or other such accommodations will be the same as with families and individuals occupying housekeeping units.

3. Business Concerns

Pursuant to Section 106 (f) of the Housing Act of 1949, as amended, and pursuant to said Temporary Loan Contract and pursuant to regulations issued by the Urban Renewal Commissioner of said Housing and Home Finance Agency, the Boston Redevelopment Authority may make relocation payments to eligible business concerns displaced by an urban renewal project.

The Authority will, by informational statement and other communication addressed to business concerns occupying property within the project area, notify such business concerns in conformance with the provisions of this resolution: (a) of the availability of relocation payments, and (b) where the written conditions under which relocation payments will be made are available.

a. The Authority will make relocation payments to eligible business concerns, pursuant to Section 106 (f) of the Housing Act of 1949 as amended and the rules and regulations promulgated thereunder. In order to be eligible for a relocation payment, the displacement of the site occupant must:

(1) Be from real property within the urban renewal area, on or after the effective date; and

(2) Be made necessary by the acquisition of such real property by the Authority.

b. In determining eligible relocation expense, the following words shall be construed to mean:

(1) Property. Tangible personal property, excluding fixtures, equipment and other property which under State or local law are considered real property, but including such items of real property as the site occupant may lawfully remove.

(2) Business Concern. A corporation, partnership, individual, or other private entity, including a nonprofit organization, engaged in some type of business, professional or institutional activity necessitating fixtures, equipment, stock in trade, or other tangible property for carrying on of the business, profession, or institution.

(3) Moving Expenses. Costs of dismantling, crating, insuring, transporting, reassembling, reconnecting, and reinstalling of personal property, merchandise, etc., exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnecting, or reinstallation.

(4) Actual direct losses or loss of property. Actual loss in the value of the property (exclusive of goods or other inventory kept for sale) sustained by the site occupant by reason of the disposition or abandonment of the property resulting from the site occupant's displacement from an urban renewal area. A loss resulting from damage to the property while being moved is not included.

c. The Authority shall pay its proportionate share of administering the relocation program as part of an eligible project expenditure.

d. The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.

e. Claims for relocation payments submitted by a business concern shall be supported by three estimates of moving expenses from reputable moving firms and, to the extent required, other contractors. In any cases where it is not feasible to obtain three estimates, the Authority shall maintain in its files a statement of reasons why a lesser number of estimates was accepted in support of the claim.

f. The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant. If the Authority expends money for such appriasal work, such expenditure shall be part of its prorata share of the project cost.

g. Business concerns which are displaced by reason of acquisition for the project and which move on or after November 13,1962, and prior to possession or taking shall not for that reason alone be ineligible for

relocation payment if the property from which they were displaced was part of the project area, provided that, in fact, the real property vacated is not occupied by another site occupant prior to the acquisition of title to the same by the Authority or other public body unless the latter disclaims a relocation payment.

After a site occupant eligible for a relocation payment has vacated the property occupied, no relocation payment shall thereafter be made to any part with respect to the subsequent occupancy of the same property of any part thereof.

h. A business concern which moves beyond one hundred miles of the boundary of the city of Boston shall not obtain a relocation payment for its moving expenses in excess of the reasonable and necessary expense for moving such distance of one-hundred miles.

i. A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense, and, therefore, eligible for inclusion as a part of gross project costs.

j. If the total of the actual moving expenses incurred on or after October 2, 1962, is greater than $3,000, the maximum relocation payment to a business concern shall not exceed the total of the actual moving expenses, or $25,000, whichever is less.

k. The Authority will obtain the approval of the Housing and Home Finance Agency (HHFA) of the Federal Government before making any relocation payment in excess of $10,000.

l. A business concern shall give the Washington Park project office a minimum of 30 days but no more than 90 days' written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HHFA has concurred in the payment.

m. Disbursements which are not eligible as Relocation Payments include, but are not limited to, the following:

(1) Disbursements made prior to the effective date

(2) Disbursements for any rent, for loss of good will or profit, or for any costs other than necessary moving expenses or actual direct losses of property

(3) Disbursements for expenses or losses for which reimbursement or compensation is otherwise made.

(4) Disbursements for expenses of claimant in preparing and supporting its claim.

(5) Loss resulting from damage to the property while being moved.

n. Any business concern seeking relocation payments shall file a written claim for same on form H-6140 (attached hereto) furnished by the Authority at the Site Office. All such papers and related evidence shall become the permanent records of the Authority.

o. A claim for relocation payment shall be submitted to the Authority within a period of six months after the moving expenses are incurred or direct losses of property are suffered.

p. All claims shall be approved by the Washington Park Business Relocation Officer.

H. Additional State or Local Relocation Requirements

There are no additional relocation requirements specified in applicable state laws or local ordinances.

Form approved
Budget Bureau No. 63-R925.4

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES

INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.

PROJECT LOCALITY: Boston, Massachusetts

PROJECT NAME: Washington Park

PROJECT NUMBER: R-24

ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 42 MOS.

DATE OF SUBMISSION:

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	6,467	2,118	4,349
b. Estimated number to be displaced from property to be acquired by LPA	1,689	461	1,228
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	461	329	132	1,228	994	234
b. Eligible for federally aided public housing	366	276	90	909	810	99
c. Eligible for State or locally aided public housing (1)	68	49	19	180	146	34
d. Ineligible for public housing	95	53	42	319	184	135

III. CHARACTERISTICS OF Individuals TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	197	134	63	366	288	78
b. Eligible for federally aided public housing	125	74	51	182	132	50
c. Eligible for State or locally aided public housing (1)	29	20	9	53	42	11
d. Ineligible for public housing	72	60	12	184	156	28

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	461	411	50	1,228	978	250
b. Private rental housing	232	182	50	595	345	250
c. Private sales housing	105	105		285	285	
d. Federally aided public housing	115	115		335	335	
e. Other public housing	9	9		13	13	

(1) included in II, b., above.

PROJECT NAME: Washington Park | PROJECT NUMBER: R-24

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA

(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER		NUMBER OF FAMILIES BY FAMILY SIZE [1]							
	Inds	Fams	2	3	4	5	6	7	8	9 OR MORE
TOTAL	197	461	173	81	75	54	18	31	6	23
$0 - $49	5	3	3							
$50 - $99	47	18	12	2	4					
$100 - $149	54	59	37	9	6	5	2			
$150 - $199	30	79	31	16	15	5		12		
$200 - $249	15	51	15	4	10	15	2	3		2
$250 - $299	20	68	14	18	10	13	3	3	2	5
$300 - $349	16	52	18	7	6	6	6	3		6
$350 - $399	5	38	17	3	9	4		5		
$400 - $449	0	24	5	10		3	1	1	4	
$450 - $499	5	8	2				1			5
$500 or more	0	61	19	12	15	3	3	4		5

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS					
	& Inds.	1 BEDROOM Inds.	Fams.	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	658	197	113	177	102	43	26
$0 - $49	8	5	1	2			
$50 - $99	65	47	8	8	2		
$100 - $149	113	54	24	24	10	1	
$150 - $199	109	30	22	32	13	12	
$200 - $249	66	15	9	15	21	4	2
$250 - $299	88	20	8	29	20	5	6
$300 - $349	68	16	13	15	11	7	6
$350 - $399	43	5	11	13	9	5	
$400 - $449	24		3	12	4	3	2
$450 - $499	13	5	2			1	5
$500 or more	61		12	27	12	5	5

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME Washington Park | PROJECT NUMBER R-24

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER Inds.	Fams.	NUMBER OF FAMILIES BY FAMILY SIZE [1] 2	3	4	5	6	7	8	9 OR MORE
TOTAL	366	1228	305	235	209	162	131	75	27	84
$0 - $49		61	3		2		1			
$50 - $99	73	28	15	8		1	2			2
$100 - $149	73	53	13	21	10	8	1			
$150 - $199	74	104	22	24	26	12	8	2	3	7
$200 - $249	33	182	41	38	33	34	16	12	4	4
$250 - $299	19	163	44	37	22	12	28	7	5	8
$300 - $349	44	190	50	34	27	22	18	17	7	15
$350 - $399	7	150	25	22	31	22	24	6	2	18
$400 - $449	3	132	42	14	16	10	19	7	5	19
$450 - $499	14	45	11	10	14	3	3		1	3
$500 or more	26	175	39	27	28	38	11	24	0	8

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES 6 Inds.	BEDROOM REQUIREMENTS 1 BEDROOM Inds.	Fams.	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	1,594	366	231	412	333	154	98
$0 - $49	6		3	1	2		
$50 - $99	101	73	9	14	2	1	2
$100 - $149	126	73	10	28	14	1	0
$150 - $199	178	74	20	39	29	8	8
$200 - $249	215	33	31	65	58	22	6
$250 - $299	182	19	31	61	36	24	11
$300 - $349	234	44	36	61	45	30	18
$350 - $399	157	7	21	41	50	19	19
$400 - $449	135	3	31	34	27	18	22
$450 - $499	59	14	9	18	12	2	4
$500 or more	201	26	30	50	58	29	8

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME: Washington Park

PROJECT NUMBER: R-24

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
(1) 1-person households. (2) 2 person fam.	(1) (2)														
1. PUBLIC HOUSING															
a. Federally aided	88	35 740	300	40	2150		22	340		10	270		8	70	
b. State or locally aided		2 180	100	4	560		2	330			70		1	10	
2. STANDARD PRIVATE RENTAL HOUSING		2305													
TOTAL	99	45	220	97	3252	330	61	1314	330	22	596	220	7	102	
GROSS MONTHLY RENTAL: Under $40	32	20 237		18	243		7	102		3	44			8	
$40 - $49	20	249		13	240		9	81		5	45			6	
$50 - $59	15	3 295		13	288		13	102		3	54		2	11	
$60 - $69	16	2 387		20	381		13	144		2	70		3	11	
$70 - $79	16	2 457	220	10	472		7	199		3	85			15	
$80 - $89		10 487		9	500	330	5	211		3	91			17	
$90 and over		8 1093		14	1128		7	475	330	3	207	220	2	34	
3. STANDARD SALES HOUSING															
TOTAL				82 (1)	745		15	800		9	347		9	195	
SALES PRICE: Under $5,000					32			40			15			10	
$5,000 - $5,999					18			20			7			5	
$6,000 - $6,999				2	23			20			10			5	
$7,000 - $7,999				2	18			25			10			10	
$8,000 - $8,999				2	18			20			10			5	
$9,000 - $9,999				6	33		1	30		1	15			10	
$10,000 - $11,999				21	65		3	70		3	30			20	
$12,000 and over				49	538		11	575		5	250		9	130	

(1) includes 10 sngl. person householders.

H-6122
(6-62)

PROJECT NAME: Washington Park

PROJECT NUMBER: R-24

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
(1) 1-person households. (2) 2pers. fams.	(1) (2)														
1. PUBLIC HOUSING															
a. Federally aided	114 62	740	300	109	215	0	94	134	0	43	270		27	70	
b. State or locally aided	4	180	100	9	56	0	4	33	0		70			10	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	235 77	1102	220	260	1125	330	154	464	330	72	214	220	32	43	
GROSS MONTHLY RENTAL: Under $40	69 5	82		2	83		2	36			16			4	
$40 - $49	33 2	86		17	82		10	28		2	16		2	3	
$50 - $59	32 3	100		26	100		19	36		7	20		2	5	
$60 - $69	22 16	135		41	131		20	52		10	26		4	5	
$70 - $79	40 27	159	220	51	163		25	70		18	31		6	6	
$80 - $89	11 15	170		47	176	330	25	75		11	33		6	7	
$90 and over	28 9	370		76	390		53	167	330	24	72	220	12	13	
3. STANDARD SALES HOUSING															
TOTAL				(1) 142	187		82	200		39	87		39	49	
SALES PRICE: Under $5,000					8			10			4			3	
$5,000 - $5,999					5			5			2			1	
$6,000 - $6,999					6			5			2			1	
$7,000 - $7,999					5			6			3		2	3	
$8,000 - $8,999					5			5			2			1	
$9,000 - $9,999				2	8		3	8		2	4		2	3	
$10,000 - $11,999				10	16		13	17		6	8		5	5	
$12,000 and over				130	134		66	144		31	62		30	32	

(1) includes 17 single person householders.

GPO 931196

APPLICATION FOR LOAN AND GRANT
PART I--FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
JAN 25 1963

STATEMENT ACCOMPANYING FORM H-6122 CODE NO. R-223 (2)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

(1) The sources from which the data has been obtained for Form H-6122 and the narrative statement are:

(a) for the number, size, income, tenure and eligibility for low-rent public housing:

i. sample survey of resident families in the Washington Park Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority in the summer of 1961 and in the spring of 1962.

ii. internal records of the Boston Public Housing Authority

iii. letter from the Chairman, Boston Public Housing Authority, June 22, 1962

(b) for proposed rehousing:

i. evaluation of data from field surveys as to income characteristics, bedroom requirements, preferences and ability to pay for housing

ii. related analysis of past rehousing programs under Title I operations

(c) for the number size, rent and price distribution of estimated housing resources:

i. internal records and letter from Chairman, Boston Public Housing Authority

ii. U.S. Census of Housing: 1960 Volume I, States and small Areas, Massachusetts Final Report H.C. (1) 23

iii. U.S. Census of Housing: 1960 Special Reports for Local Housing Authority Series HC (s1), No. 67, Boston, Massachusetts.

iv. four day field survey of private housing resources in the Washington Park Urban Renewal Area; three day survey of classified ads in the Boston Sunday Globe Real Estate Section, editions of June 24, July 1, 8, and 15, 1962

v. Appraiser's Weekly, October, 1961--September, 1962, Tabulation of turnover in sales housing in the City of Boston in one, two and three family housing units.

The proposed rehousing program is developed in the following order:

1. Rehousing in Low-rent Public Housing
2. Rehousing in Private Rental Housing
3. Rehousing in Private Sales Housing

Block VI, Sections A, B, C, and D of Form H-6122, Size by Income and Bedroom Requirements by Income indicates the following ability to pay for housing by size of unit needed for white and nonwhite families and single person householders to be displaced from all clearance tracts within the renewal area.

White Families and Single Person Householders

Ability to Pay for Housing Per Month	Individual Householders	Multi-Person Households					
	1 BR	1BR	2BRs	3BRs	4BRs	5BRs	TOTAL
$ 0-39	121	44	50	18	7		240
40-49	20	14	21	14	7		76
50-59	14	8	16	18	4	3	63
60-69	16	6	23	16	4	5	70
70-79	14	11	13	8	6	5	57
80-89	6	11	12	10	5	1	45
90 & over	6	19	42	18	10	12	107
TOTALS	197	113	177	102	43	26	658

Non-White Families and Single Person Householders

Ability to Pay for Housing Per Month	Individual Householders	Multi-Person Households					
	1 BR	1BR	2BRs	3BRs	4BRs	5BRs	TOTAL
$ 0-39	183	32	62	32	6	6	321
40-49	48	20	42	34	11	6	161
50-59	26	26	55	46	20	6	179
60-69	15	26	49	29	19	9	147
70-79	39	31	55	40	26	15	206
80-89	11	22	39	47	19	20	158
90 & over	44	74	110	105	53	36	422
TOTALS	366	231	412	333	154	98	1594



1. Rehousing in Low-rent Public Housing

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally-aided low-rent public housing, including accommodations for elderly, and (2) turnover in state-aided housing and housing for the elderly.

Families

In Block V of Form H-6122, 124 white families and 248 non-white families are proposed to be rehoused in low-rent and other public housing. This represents 27% of the white families and 28% of the non-white families to be displaced. For white families, the number proposed for rehousing in public housing is somewhat above that expressing a preference for this type of housing. However, there are a large number of elderly families among the white families to be displaced. Of the 113 two-person families, 76 (67%) are 65 years of age or older. Past experience indicates elderly persons will relocate satisfactorily into public housing despite initial preferences for private housing. For non-white families, proposed rehousing in public housing is in line with expressed preferences.

Single Person Households

Block III of Form H-6122 indicates 197 white and 366 non-white single person householders to be displaced from the Project Area. Block VI, Sections A, B, C and D, indicate income characteristics for these households, as well as for all families (two or more persons) to be displaced.

It is proposed to rehouse 88 white and 114 non-white single persons in public housing. This represents 45% of the white and 31% of the non-white single persons. Approximately 2/3rds of the white single persons and 1/3rd of the non-whites are elderly. Based on past experience, public housing, particularly housing for the elderly, is useful for the rehousing of these single persons.

The proposed public rehousing part of the Relocation Program indicates a total housing need as follows:

	Single-Person Households	Families of Two or More Persons				
Units Needed	1 BR	1BR	2BRs	3BRs	4BRs	5 or more BRs
White	88	37	44	24	10	9
Non-white	114	66	114	98	43	27
Total Needed	202	103	158	122	53	36

Units on Market (1)	1BR	2BRs	3BRs	4BRs	5 or more BRs
	920	2710	1670	340	80

(1) Based on turnover for 42 month displacement period (Dec. 1962-May 1966) in existing public housing inventory, federal and state programs.

Public housing units in the existing housing inventory are available on a first priority basis to Title I-displaced families and individuals. These units are also available without regard to race, creed, color or national origin (letter from Chairman, Boston Public Housing Authority, June 22, 1962).

In addition to the public housing resources noted above and in the letter from the Chairman of the Boston Public Housing Authority, the Authority in 1962 completed four additional federally-aided developments of housing for the elderly and has one more under construction for a total of 314 new units. These were built under a 1957 allocation of 400 units.

In 1961, the Housing Authority received approval of an allocation for 1000 additional units of federally-aided and state-aided housing. Of these, there are 8 developments with a total of 538 units in the planning stage, for which development proposals have been completed, including the selection of specific sites.

The Housing Authority in December 1962 initiated action to secure the allocation of 1,000 additional units of low-cost housing.

Block VII, Sections A, 1 and B, 1 of Form H-6122, indicates the availability of 300 federally-aided and 100 state-aided one-bedroom housing units as new housing resources during the displacement period. It is proposed to construct an estimated 400 units of housing for the elderly on sites made available in the renewal area during the displacement period.

2. Rehousing in Standard Private Rental Housing

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available during the displacement period from turnover in such housing in the City of Boston.

Families

In Block V of Form H-6122, 232 white families and 595 non-white families are proposed to be rehoused into standard private rental accommodations. This represents 50% of the white families and 48% of the non-white families to be displaced, and includes families eligible for public housing on the basis of income who either will not prefer public housing or will not be eligible because of other eligibility criteria.

Single Person Households

Block VII, A., 2 and B., 2., indicates estimated housing requirements for single person households in private rental housing. It is proposed to rehouse 99 white single persons and 235 non-white single persons in private rental accommodations. This represents 50% of the white single persons and 64% of the non-white single persons and includes some persons that are tentatively eligible for public housing on the basis of income. Eligibility requirements for single persons

permit admission to public housing for those 65 years of age and over, thus restricting admission to single persons otherwise eligible.

The estimates for standard private rental housing in the City of Boston have been developed from the sources identified on pages one and two of this statement. The method for determining the availability of standard private rental housing in Boston is as follows:

1. Definition of Standard Unit

A housing unit is considered substandard by the Public Housing Administration if it is dilapidated or lacks one or more of the following facilities: flush toilet and bathtub or showers inside the structure for the exclusive use of the occupants, and hot running water. Thus standard units are either sound or deteriorating with all required plumbing facilities.

2. Total Number of Vacant Standard Rental Units

The 1960 Census of Housing lists 5,778 vacant standard rental units according to the above definition of standard. These are standard units which are actually offered for rent. Also included are units which are offered for rent or sale at the same time.

3. Gross Monthly Rent

To estimate gross monthly rent for the 5,778 standard vacant units, an effort was made to determine rents for standard-occupied rental units. The census lists all occupied rental units by rent category, such as $40-49, $50-59. From these, approximately 10,000 substandard units were subtracted. It was assumed that the pattern of rents for these standard occupied units would be appropriate for the 5,778 vacant standard units. For example. since 7.3% of the standard occupied units were in the under $40 per month gross rent category, then 7.3% of 5,778 units were considered to be in the under $40 category.

The rent category of $80-99 per month as listed in the census was sub-divided in order to get the $80-89 interval as required on Form H-6122. For all occupied rental units, 53.5% of the units in the $80-99 category were placed in the $80-89 category. For sub-standard units, the corresponding figure was 62%. The percentage was determined by drawing a smooth curve through the midpoints of the intervals on the two histograms showing the per cent in each rent category for all occupied rental units and for substandard units. The interpolation within the $80-99 category was made along these smooth curves.

Gross Monthly Rent	Per Cent	Number
Under $40	7.3	422
$40-49	7.9	457
$50-59	9.4	543
$60-69	12.2	705
$70-79	14.2	820
$80-89	15.1	872
$90 & over	33.9	1957

4. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter-occupied units by number of rooms.

From these were subtracted some 30,000 renter-occupied sub-standard units. The results were a distribution according to number of rooms of standard renter-occupied units only. Again the percentage distribution by size of unit for occupied standard rental units was considered to be reasonably representative of the distribution by size of unit for vacant standard rental units.

The conversion from number of rooms to number of bedrooms was made in the following manner. For all occupied rental units, the census lists both by number of rooms (1 to 8 or more) and by number of bedrooms (0, 1, 2, and 3 or more). By combining 0 and 1 into the one-bedroom category, it is possible to equate rooms and bedrooms up to 2 bedrooms. For three, four and five or more bedrooms, the relation to number of rooms was calculated according to the following table.

1 bedroom unit:	100% of 1 room units
	100% of 2 room units
	100% of 3 room units
	20% of 4 room units
2 bedroom units:	80% of 4 room units
	65% of 5 room units
3 bedroom units	35% of 5 room units
	70% of 7 or more room units
4 bedroom units:	30% of 6 room units
	70% of 7 or more room units
5 bedroom units:	30% of 7 or more units

5. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of unit size within particular rent categories. Therefore, to prepare the chart of standard rental vacancies by rent and room size, it was assumed that within each rent category,

the distribution of unit sizes was the same as the overall distribution of unit sizes. Necessarily, the distribution of rents within each unit size category was the same as the overall distribution of rents.

Gross Mo. Rent	No. of Bedrooms						Total by Per cent
	1	2	3	4	5	Total	
Under $40	158	162	68	29	5	422	7.3
$40-49	170	176	74	32	5	457	7.9
$50-59	201	209	88	38	7	543	9.4
$60-69	262	271	115	49	8	705	12.2
$70-79	305	315	133	57	10	820	14.2
$80-89	325	334	141	61	11	872	15.1
$90-& over	729	752	317	138	23	1959	33.9
Total	2150	2219	936	404	69	5778	100.0
Total by Per-cent	37.2	28.4	16.2	7.0	1.2	100	
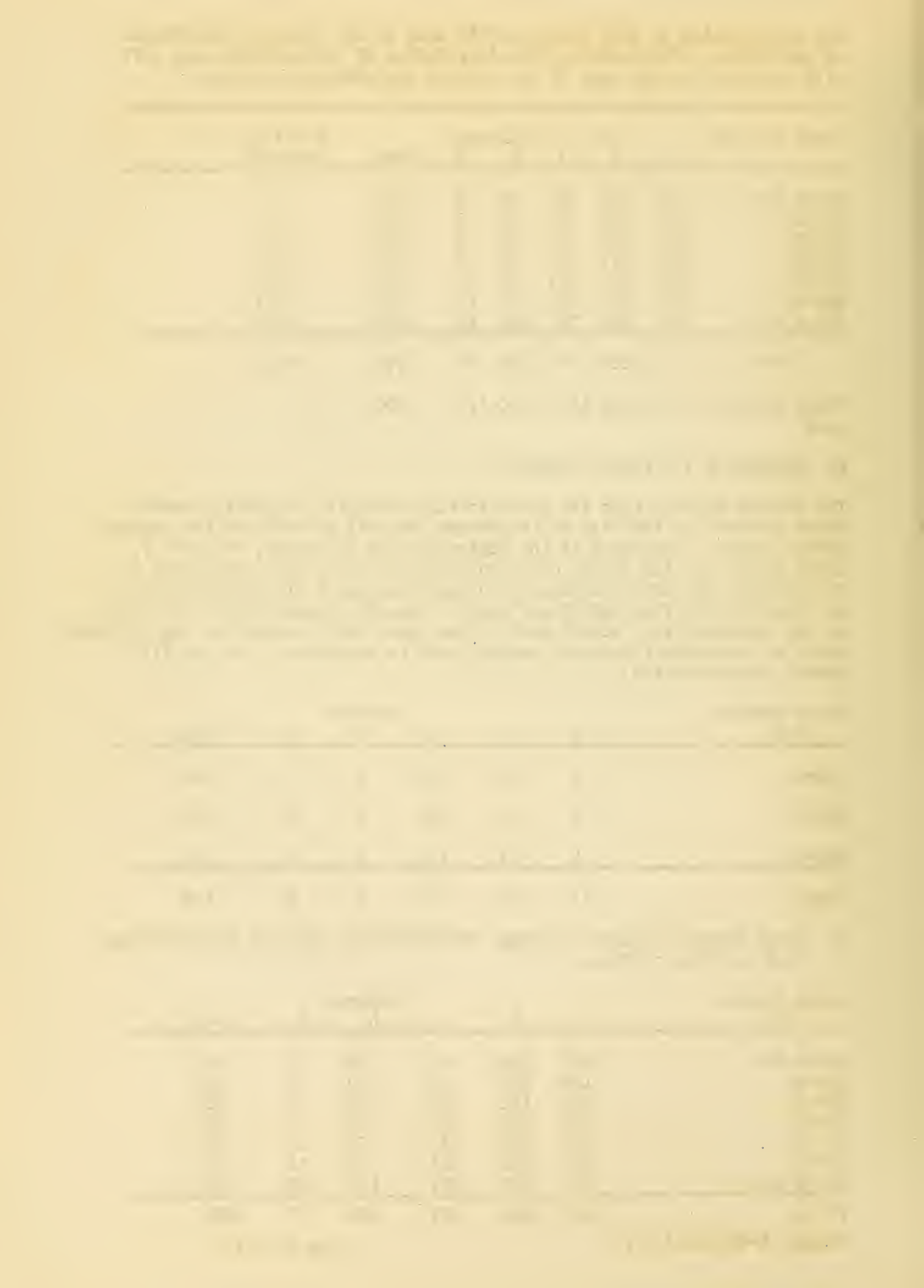
6. Correction for Public Housing

The vacancy figures thus far cited include vacancies in public housing which occurred at the time of the census, as well as units on the private rental market. According to the Boston Housing Authority, on April 1, 1960, there were 129 vacant units in public housing--12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom, and 2 five-bedroom units at rents ranging from $40-70 per month. Assuming approximately one-third of the vacancies fell within each of the three rent categories, the following table of vacancies for public housing must be subtracted from the 5778 vacant standard units.

Gross Monthly Rent	Bedrooms					
	1	2	3	4	5	Total
$40-49	4	16	20	2	1	43
$50-59	4	17	20	2	0	43
$60-69	4	17	19	2	1	43
Total	12	50	59	6	2	129

7. Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit.

Gross Monthly Rent	Bedrooms					
	1	2	3	4	5	Total
Under $40	158	162	68	29	5	422
$40-49	166	160	54	30	4	414
$50-59	197	192	68	36	7	500
$60-69	258	254	96	47	7	662
$70-79	305	315	133	57	10	820
$80-89	325	334	141	61	11	872
$90 & over	729	752	317	138	23	1959
Total	2138	2169	877	398	67	5649



8. Correction for Turnover

The vacancy figures thus far cited represent an estimate of vacancies throughout the City of Boston as determined by the U.S. Census dicennial survey that is carried out in a limited period of time. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is turnover in the existing private housing inventory in excess of the vacancy pattern determined by one such census of housing survey.

Data on unit size and cost by census tract within Boston is not readily available. However, some data on turnover of private rental housing units in the City is available from U.S. Census Reports. During 1958-59, 33,800 units (rental and sales) were vacated and then re-occupied in Boston. In 1958-59, 27,806 rental units were vacated and then re-occupied, or approximately 13,903 rental units per year. This represents a turnover of approximately 2.4 times the total number of vacant standard private rental units tabulated in paragraph 7., above. This turnover of housing would continue each year during the total displacement period (estimated at 42 months or 3½ years).

However, it is not feasible to assume that it is possible to capture for relocation purposes one-hundred per cent of this turnover of private rental housing in Boston. Using an estimated 20% capture rate, and based on the unit size and cost distribution tabulated in paragraph 7., above, an estimate of standard private rental vacancies potentially available for rehousing families and single persons to be displaced has been developed. These potential housing resources are compared in the following tables with rent-paying ability and bedroom needs of families and single persons proposed to be rehoused in private rental housing.

White Families and Single Person Households

F: Families S: Single Person Households

Gross Rent per Month		Number of Bedrooms 1	2	3	4	5
Under $49	Total Units	486	483	183	89	14
	Total in Rent Category F:	20	F: 31	16	8	
	S:	52				
$50-59	Total Units	295	288	102	54	11
	Total in Rent Category F:	3	F: 13	13	3	2
	S:	15				
$60-69	Total Units	387	381	144	70	11
	Total in Rent Category F:	2	F: 20	13	2	3
	S:	16				
$70-79	Total Units	457	472	199	85	15
	Total in Rent Category F:	2	F: 10	7	3	
	S:	16				

White Families and Single Person Households

Gross Rent per Month		Number of Bedrooms 1	2	3	4	5
$80-89	Total Units	487	500	211	91	17
	Total in Rent Category F:	10	F: 9	5	3	
	S:					
$90 & over	Total Units	1093	1128	475	207	34
	Total in Rent Category F:	8	F: 14	7	3	2
	S:					

For the 232 white families and 99 white single persons proposed to be rehoused in standard private rental housing, these estimates for the displacement period do not indicate housing demand in excess of available resources.

Non-White Families and Single Persons

F: Families S: Single Person Households

Gross Rent per Month		Number of Bedrooms 1	2	3	4	5
Under $49	Total Units	168	165	64	32	7
	Total in Rent Category F:	7	F: 19	12	2	2
	S:	102				
$50-59	Total Units	100	100	36	20	5
	Total in Rent Category F:	3	F: 26	19	7	2
	S:	32				
$60-69	Total Units	135	131	52	26	5
	Total in Rent Category F:	16	F: 41	20	10	4
	S:	22				
$70-79	Total Units	159	163	70	31	6
	Total in Rent Category F:	40	F: 51	25	18	6
	S:	27				
$80-89	Total Units	170	176	75	33	7
	Total in Rent Category F:	15	F: 47	25	11	6
	S:	11				
$90 & over	Total Units	370	390	167	72	13
	Total in Rent Category F:	9	F: 76	53	24	12
	S:	28				

For the 595 non-white families and 235 non-white single persons proposed to be rehoused in standard private rental housing, these estimates for the displacement period do not indicate housing demand in excess of available resources.

New Construction.

A total of 1100 new private housing units of 221 (d) (3) housing are proposed for the Project Area. This housing will be predominantly rental housing in one, two, three and four bedroom units.

(1) The Washington Park Project staff and other staff of the Authority is responsible for promoting this new housing construction. Staff for this purpose consists of the Project Director, Assistant Project Director, the Assistant Planning Administrator, and staff architects, lawyers and a specialist in FHA-financing.

(2) Although housing resources in the existing housing inventory are estimated to be adequate to meet relocation needs, new housing is proposed as an integral part of the rehabilitation program for the Project Area. Based on ability to pay for housing, it is estimated that 300 white and non-white families and single persons will use the housing provided through new construction during the displacement period. This new housing will include one-bedroom units renting at $75 per month, two-bedroom units at $85 per month, three-bedroom units at $95 per month, and four-bedroom units at $105 per month, under present cost estimates. This housing will be available to families and single persons required to move according to housing needs without regard to race, creed, color or national origin.

The estimated rehousing of up to 300 white and non-white families and single persons in new private 221 (d) (3) housing is based on preferences and ability to pay for rental housing of families and single persons being displaced. However, it is possible that some of those expressing a first preference for sales housing and proposed to be rehoused in it will desire the new rental accommodations instead of sales housing. In that case, additional white and non-white families and single persons totalling 392 can be accommodated in the new construction, having the ability to pay the estimated rents.

(3) For the past eight months, discussions with developers have been held with the Authority's Washington Park staff. The staff has assisted developers in the preparation of development proposals with reference to specific sites within the Project Area. In addition, the Authority has executed a contract with an architectural firm to prepare prototype housing plans for rental and sales housing within renewal areas.

(4) An estimated 190 units of 221 (d) (3) private rental housing will be available for occupancy in 1963.

(5) In accordance with regulations of the Housing and Home Finance Agency (HHFA) and/or laws of the Commonwealth of Massachusetts, site displacees have priority for occupancy of housing constructed in renewal areas without regard to race, color, creed or national origin. Developers or builders constructing new housing in the Project Area will be required to conform to all appropriate laws and regulations in this respect.

3. Rehousing in Standard Private Sales Housing

Families

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 105 white families and 285 non-white families are proposed to be rehoused into standard private sales accommodations. This represents 22% of the white families and 23% of the non-white families, and also represents an estimated increase in home ownership over the existing number of non-white families that own homes. With the aid of FHA Section 221, a larger number of families than has been estimated may ultimately purchase homes.

Single Persons

10 white single persons and 17 non-white single persons are proposed to be rehoused into standard private sales accommodations. Although many of the white single persons to be displaced presently own homes, 2/3 rds. are 65 years of age and older. Private rental housing or public housing for the elderly are proposed as the primary rehousing resources for these single persons.

The estimates of standard private sales housing in the City of Boston have been developed from the sources identified on page one and two of this statement.

The method for determining the availability of standard private sales housing in Boston is basically the same as used for standard rental housing.

1. Definition of Standard Unit--see Section 2., Rehousing in Standard Private Rental Housing.

2. Total Number of Vacant, Standard Sales Units.

The 1960 Census of Housing lists 485 vacant standard sales units for the City of Boston. This number seems small, but it must be remembered that most houses which are for sale are not vacant. In addition, a house classified by by the census as a vacant unit available for sale must be for sale only. A vacant unit in a multi-family structure which is for sale is included only if that unit is intended to be occupied by the new owner and if the unit is not also for rent. The definition is quite restricted.

3. Sales Price.

To estimate price for the 485 standard vacant units, value data for all owner occupied units was used. The value data is gathered only for one family units with no business and represents the respondents estimate of how much the property would sell for in today's market. Again the information given by the census has strong limitations since the price figures will not represent two or more family homes and the sales price quoted by the respondent is not necessarily the true and final market price.

The following is a table showing percentage within each sales price category ($5,000-$5,999; $6,000-$6,999, etc.) for owner occupied units in Boston. It is assumed that the 485 standard sales units will have the same distribution by sales price as the occupied units.

Sales Price	Per Cent of Total	Number of Standard Vacant Units
1	6.1	29
2	28.2	137
3	39.7	193
4	14.4	70
5 or more	11.6	56
Total	100.0	485

Conversion from number of rooms to number of bedrooms was made according to the following table. It is based primarily on census data which lists owner occupied units both by number of rooms and by number of bedrooms.

1 bedroom:	100% of one room units
	100% of 2 room units
	100% of 3 room units
	40% of 4 room units
2 bedrooms:	60% of 4 room units
	95% of 5 room units
3 bedrooms:	5% of 5 room units
	100% of 6 room units
	58% of 7 room units
4 bedrooms:	42% of 7 room units
	40% of 8 or more room units
5 bedrooms:	60% of 8 or more room units

5. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Sales Price	Number of Bedrooms						Per Cent of Total
	1	2	3	4	5	Total	
Under $5,000	2	8	12	4	4	30	6.2
$5,000-5,999	1	5	7	2	2	17	3.5
$6,000-6,999	1	5	7	2	2	17	3.5
$7,000-7,999	1	6	8	3	2	20	4.1
$8,000-8,999	1	6	8	4	2	21	4.4
$9,000-9,999	1	6	8	3	3	21	4.4
$10 - 11,999	4	16	23	8	7	58	12.0
$12,000 & over	18	85	120	44	34	301	61.9
Total	29	137	193	70	56	485	100.0

(cont.)

Sales Price	Number of Bedrooms 1	2	3	4	5	Total	Per Cent of Total
Per Cent of Total	6.1	28.2	39.7	14.4	11.6	100.0	100.0

6. Correction for Turnover.

The vacancy figures for sales housing thus far cited are from the same source as rental housing. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is turnover in sales housing in excess of the vacancy pattern determined by the census survey.

Data from the Appraiser's Weekly, listing real estate sales transactions for the City of Boston by type of unit and sales price, has been tabulated for 1962. From this turnover in sales housing in Boston, and from the unit size and cost distribution from the U.S. Census, estimates of standard sales housing available for relocation have been made, using the same rate of capture as for rental housing.

Standard private sales vacancies potentially available for rehousing families and single persons to be displaced are compared in Block VII, A and B, Form H-6122, with sales housing resources estimated to be available during the displacement period.

This analysis does not indicate deficiencies in sales housing for white or non-white families in excess of demand during the displacement period.

It has been the experience in past Title One relocation in Boston, and it may be in this Relocation Program, that some families and single persons will relocate outside the corporate limits of the City. To gain information on housing resources outside the City, a three-day telephone survey was carried out by the Boston Redevelopment Authority staff. In the survey, information was gathered as to the number of bedrooms per unit, availability of private toilet and bath, rent or sales price, heat and utilities and length of time the unit was vacant. These listings were further adjusted and reduced by applying the percentage figures of standard rental and sales units for each district. Duplicate listings were eliminated.

The results of this survey, using Sunday Real Estate Sections of the Boston Sunday Globe and Boston Sunday Herald for June 24, July 1, 8 and 15, 1962, are as follows:

Rent per Month or Comparable Cost of Sales Housing	Housing Availability in the MTA Service Area 1	2	3	4	5	Total
Rent: $45-64	43	33	15	1	0	92
Sales: Up to $7,999	9	35	18	8	0	70
Rent: $65-84	94	88	28	3	0	213
Sales: $8,000-9,999	12	16	14	8	5	55
Rent: $85-104	113	80	53	4	0	250
Sales: $10,000-12,999	5	19	26	10	8	68

(cont.)

Housing Availability in the MTA Service Area (cont.)

Rent per Month or Comparable Cost of Sales Housing	1	2	3	4	5	Total
Rent: $105 & over	100	96	45	0	0	241
Sales: $13,000 & over	6	24	28	15	12	85
Total Rental Units:	350	297	141	8	0	796
Total Sales Units:	32	94	86	41	25	278

The number of standard housing units for rent or sale found in this survey should not be construed as a complete total of available dwellings. The survey covered the Metropolitan Transit Authority (MTA) Service Area of 14 cities and towns. This represents the inner part of the Boston Metropolitan Area. The survey included some housing areas in Boston, but excluded all of the South End and Roxbury-North Dorchester GNRP areas. As against this overlap factor, however, the MTA housing resources survey did not inventory rental apartments or sales housing units listed with brokers but not in newspaper ads, or housing units advertised in suburban newspapers only, or units for which there was no response to the telephone call or lack of cooperation in answering the survey questions.

The MTA housing resources survey indicates an availability of standard private rental and sales housing resources in one to five bedroom units and at all cost levels. This inventory will augment the housing resources in the City of Boston, which is in and of itself adequate for the Relocation Program for the Washington Park Urban Renewal Project Area.

(2) Assumptions and Conclusions as to Housing Requirements and Resources

The assumption has been made that the housing needs of the 197 white and 366 non-white single persons estimated to be displaced should be considered along with the analyses of family housing needs. It is assumed that single persons and couples, particularly the elderly, have similar rehousing needs, these being to a large extent one-bedroom apartments.

Availability of housing for minority group families is estimated from the percentage of housing units in census tracts in which 10% or more of the population is composed of minority group families.

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in the existing housing inventory are adequate to meet the housing needs of families and single persons to be displaced from this phase of the Washington Park Urban Renewal Program.

(3) Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program.

In evaluating the ability of a family to rent or purchase housing, the following cost-income ratios will be used. For rental accommodations, a family will be expected to pay 22-25% of its income for gross rent. For sales housing, a family will be expected to be able to carry a purchase price of approximately 2½ times the family income. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements and disabilities and rehousing preferences.

(4) Nature and Volume of Competing Demands

Estimates of displacement other than for urban renewal program actions can be summarized as follows:

(a) Displacement is now taking place because of the construction of the extension to the Massachusetts Turnpike into downtown Boston. The Turnpike Authority has released data stating that 1050 families are being displaced by this road. Size and income characteristics are not available, and it is not possible to evaluate housing needs and requirements for these families.

(b) Displacement from other highway construction that might occur in the future includes the proposed Inner Belt Highway and the proposed Southwest Expressway. However, there is no definite timetable for construction of either highway. It appears unlikely that there will be any displacement caused by either road during 1963 or 1964.

(c) Displacement caused by other public improvement action is not expected to be significant. Little or no displacement is expected from the programs of the recently established Office of Neighborhood Improvement, in that the primary problem in housing areas in need of this type of program is deterioration and not overcrowding.

An estimate of competing demands for available housing as a result of other Tital One activities for the projected displacement period has been made. The displacement period for the Washington Park Urban Renewal Project Area is estimated to be 42 months, beginning in December, 1962. Available information indicates that the amount of concurrent Title I dislocation during this period, based on proposed rehousing programs for Charlestown, Castle Square, North Harvard and Mattapan, is as follows:

Public Housing Needs

White Families and Single Person Households

Individuals	Families				
1 BR	1 BR	2 BRs	3 BRs	4 BRs	5 BRs
80	32	66	46	11	1

Non-White Families and Single Person Households

13	4	4	3	1	3

Private Rental Housing Needs

White Families and Single Person Households

	1 BR	2 BRs	3 BRs	4BRs	5 BRs
Total	322	265	171	80	31
Under $40	109	21	2		
$40-49	43	23	7	3	
$50-59	50	42	13	6	
$60-69	32	41	49	18	3
$70-79	31	48	46	19	6
$80-89	21	35	13	11	6
$90 & over	36	55	41	23	19

Non-White Families and Single Person Households

	1 BR	2 BRs	3 BRs	4 BRs	5 BRs
Total	31	87	99	43	24
Under $5,000	2	4	7	4	1
$5,000-5,999	3	5	9	2	3
$6,000-6,999	6	4	10	4	2
$7,000-7,999	4	5	11	1	2
$8,000-8,999	6	12	8	7	2
$9,000-9,999	4	13	15	6	7
$10-11,999	1	19	17	7	3
$12,000 & over	5	25	22	12	4

Non-White Families and Single Person Households.

Under $5,000					1
$5,000-5,999					3
$6,000-6,999					2
$7,000-7,999					2
$8,000-8,999					2
$9,000-9,999	1		1	1	7
$10-11,999	2	1		2	3
$12,000 and over		4	6		4
Total	3	5	7	3	24

There are adequate housing resources in the public housing inventory for these competing displacement activities. There are adequate housing resources in private rental and sales housing in the City of Boston for these competing displacement activities.

(5) Special Problems of Families and Single Person Households

For the minority group families proposed to be displaced, a careful analysis has been made to determine the number of standard units available to non-white families and single persons in accordance with their needs.

The relocation staff has been and will continue to consult and work with such organizations as the Massachusetts Commission Against Discrimination, the NAACP, Urban League and the Fair Housing Federation of Metropolitan Boston.

All families with social problems will be skillfully handled to insure their receiving the needed kinds of social services. By utilizing trained personnel, the Authority will be in a position to enable families to seize every opportunity to make a better adjustment during this period of transition.

(6) Estimates of Project Displacement of Site Occupants, Other Than Families

There are 197 white and 366 non-white single persons estimated to be displaced from clearance sections in the Project Area. The rehousing needs of these single person households has been discussed as part of the total rehousing program.

Surveys to date have indicated that there are no roomers or lodgers in clearance sections of the Project Area.

(7) Financing for Purchase of Homes by Non-White Families and Single Persons

Section 221 of the National Housing Act will be the major vehicle used to obtain mortgage financing for white and non-white families. Local lending institutions have demonstrated a willingness to accept non-white families with FHA insurance.

EXHIBIT A

BOSTON HOUSING AUTHORITY 230 Congress Street, Boston 10, Mass.

June 22, 1962

Robert F. Rowland, Director
Community Renewal Administration Division
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Rowland:

This will answer the request contained in your letter of June 12, 1962 for certain information with respect to public housing as a relocation resource. The information is supplied in the order the various points of inquiry appeared in your letter.

(1) Number of units under management, broken down by bedroom size and racial availability:

The Housing Authority has currently under management a total of 14,003 dwelling units. The Federally-aided program consists of 10,242 units, including a recently completed development of 86 apartments designed specifically for occupancy by the elderly. The State-aided programs include 3,681 units of Veterans' housing developed under Chapter 200, and a development of 80 apartments for elderly occupancy built under Chapter 667 of the Massachusetts General Laws.

The distribution of these units according to bedroom size is as follows:

1 BR	2 BR	3 BR	4 BR	5 BR
3,229	5,742	3,943	914	175

Eligible families are admitted according to relative housing need regardless of race, creed, color or national origin. Approximately 15% of present occupancy is non-white.

(2) Status of any plans for additional units, with details as to bedroom size, racial availability and estimated dates of availability for occupancy:

Five Federally-aided developments, designed for occupancy by the elderly, are under construction. These developments contain a total of 314 units, including 298 one-bedroom and 16 two-bedroom apartments.

Four of these developments, with 214 units, will become available for occupancy by July, 1962, and the fifth development of 96 units will be completed by March, 1963.

Eligible applicants will be admitted to these developments in accordance with relative housing need, regardless of race.

The Authority is also developing plans for an additional 1,000 units under the Federal program, mostly for elderly occupancy, and some 284 units under the State elderly housing program. Completion for occupancy is expected in 1963-64.

(3) Income limits for initial and continued occupancy:

a) Federal program:

Number of Persons in Family	Maximum Income Limits in Terms of Net Family Income After Exemptions		
	Admission		Continued
	Regular	Special*	Occupancy
1 or 2	$3,600	$4,500	$4,950
3 or 4	3,800	4,750	5,225
5 or 6	4,100	5,125	5,638
7 or more	4,400	5.500	6,050

* In view of the special hardships faced by low-income families displaced by public action and in order to facilitate their rehousing, the Housing Authority has established special admission income limits for these families that are higher than for other low-income families under the Federal program.

b) State program - (Chapter 200-Veteran):

Number of Minors in Family	Maximum Income Limits in Terms of Net Family Income	
	Admission	Continued Occupancy
0	$4,350	$5,000
1	4,550	5,200
2	4,750	5,400
3	4,950	5,600
4	5,150	5,800
5	5,350	6,000

In the above schedule, the amount of $200 has been added to the basic income limits as an allowance for each minor.

The $200 allowance is also applicable for each minor in excess of five in a family.

c) State program - (Chapter 667 - Elderly):

Number of Persons in Family	Maximum Income Limits in Terms of Net Family Income	
	Admission	Continued Occupancy
1	$ 2,500	$ 3,125
2	3,000	3,750

Net Income for eligibility purposes means total gross family income from all sources to all members of the family including children, less certain deductions such as, amounts taken out of earnings for social security or other pension benefits. An exemption of $100 in the Federal program, and $200 in the State program (Chapter 200), is allowed for each minor member of a family. Further exemptions are allowed in connection with disability or death benefits for military service.

(4) Minimum rent charge:

The rental charges in public housing are related to the income of each tenant. Minimum rent charges, however, have been established as follows:

Regular minimum rent (all bedroom sizes):

a) Federal program:

General program	$40.00
Elderly program	45.00
b) State-Chapter 200-Veteran	50.00
c) State-Chapter 667-Elderly	57.00

Special minimum rent for tenants receiving Old Age Assistance, Disability Assistance and Aid to Dependent Children allowances from Welfare Department:

1 or 2 bedrooms	$47.00
3 or more bedrooms	55.00

These minimum rents are gross rental charges and include the cost of heat, continuous hot water, electricity for lighting and electricity or gas for cooking and refrigeration.

(5) Priority of admission preference to be given to Title I project displacees, and estimated number of units to be available to them, broken down by bedroom size and racial availability:

Families which are to be displaced by any public slum clearance, redevelopment, or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing are given first preference in admission , along with families displaced by a low-rent public housing project, or through action of a public body or court in the enforcement of housing standards or the demolition, applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

During 1961, a total of 1,616 public housing apartments were vacated. This represents an annual turnover rate of 12.0 per cent. On the basis of this rate of turnover and recent experience regarding the size distribution of units vacated, the following availability in the low-rent program in operation is estimated for a 12-month period:

Number of bedrooms:	1	2	3	4	5
Number of units:	263	806	477	97	23

The availability of additional units currently under construction and under planning was previously indicated in section (2).

As stated before, all units are available to eligible families on the basis of relative housing need without regard to race.

(6) Admission requirements other than those related to income and family composition:

Federal program:

The Housing Authority admits as tenants to Federally-aided housing families who meet the following requirements:

a) families whose net income comes within the maximum income limit;

b) families consisting of two or more related persons, except for individuals 65 years of age and over;

c) families in need of housing who are living in unsafe, unsanitary, overcrowded, or otherwise substandard housing, or who are being displaced by slum clearance, public housing, etc., or are without housing through no fault of their own;

d) families meeting statutory citizenship requirements; and

e) families who have been residents of the City of Boston for at least 3 years. This administrative requirement has been waived for displaced families on an individual case basis.

State program:

Occupancy in State-aided (Chapter 200) housing is restricted to families of veterans of two or more persons, excepting that when units are available for which there are no eligible families, individual veterans over fifty years of age or non-veterans over sixty-five years of age may be admitted. Other admission requirements are the same as indicated for the Federal program.

Should you desire further information in this regard, or an answer in greater depth to the various questions posed in your letter, advise us and we will be pleased to comply.

Very truly yours,

Edward D. Hassan
Chairman

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

PROJECT IMPROVEMENTS REPORT

CODE NO. R-224

The Project Improvements Report provides a basis for an evaluation of the eligibility of and cost estimates for Item 1 and Item 2 project improvements proposed in the carrying out of the Urban Renewal Plan. The improvement identifications and cost estimates set forth in the Cost Estimate and Financing Report (Code No. R-226) correspond with those developed in this eport.

A detailed Project Improvements Report will be submitted under separate cover in the near future and includes maps, sketches, cross sections and other illustrative materials to indicate clearly the nature of the proposed improvement work to be done and for each improvement, the types of units used for estimating purposes, the quantities involved, and the unit prices used.

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DISPOSAL ANALYSIS AND DATA

CODE NO. R-225)(1)

Two (2) copies of the following analysis and data are submitted separately with this report:

1. First Reuse Appraisals*
2. Washington Park Urban Renewal Area: An Analysis of The Economic, Financial, and Community Factors that Will Influence The Feasibility of Residential Renewal.
3. Townsend-Seaver Renewal Area: An Analysis of the Economic, Financial, and Community Factors That Will Influence the Feasibility of Residential Renewal.
4. Land Utilization and Marketability Study*

* to be submitted in the near future

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ABAILABILITY OF MORTGAGE FINANCING

CODE NO. R-225 (2)

Evidence of the availability of mortgage financing for private redevelopment under the provisions of the Urban Renewal Plan is contained in the statement of Mayor John F. Collins with respect to bank participation which appeared in the Boston daily newspapers on January 8, 1963:

> Mayor Collins announced today that he has worked out arrangements with the savings banks of the City of Boston to spearhead the formation of a group of lenders operating in Boston consisting of savings banks, federal savings and loan associations, co-operative banks and such other state and federally supervised lenders who may be interested in participating in the rehabilitation program of the Washington Park area in Roxbury.
>
> Savings bank participation stems from the announcement more than a year ago by Joseph H. Bacheller, Jr., Chairman of the Mortgage Committee of the Savings Banks Association of Massachusetts to the effect that the Boston group of savings banks had set up an initial pool of

$20,000,000 for urban renewal and rehabilitation loans and mortgages insured by the Federal Housing Administration (FHA) under the terms of the National Housing Act. The FHA has already given initial approval for the insurance of such loans in that section of the Washington Park area bounded by Seaver Street, Humboldt Avenue, Ruthven Street and Elm Hill Avenue. It is contemplated that an initial $5,000,000 to $6,000,000 may be required in 1963 in this and similar sections of Washington Park. Banks which are members of the proposed group have agreed to make at least the indicated amount available for FHA loans in the area.

The Boston Redevelopment Authority (BRA) proposes to open a project rehabilitation office at the corner of Elm Hill Avenue and Homestead Street early in February. The lending group will have quarters therein and staff to process the loan on the premises. It is contemplated that the loans made will be on a group basis and allotted to individual banks. Subsequently, as other areas become approved by FHA, loans will be extended in them section by section. The whole operation will have the combined support of the Boston Redevelopment Authority, the various City departments, the FHA, the local citizens' groups and the lending banks.

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TABULATION OF LAND DISPOSAL ESTIMATES

CODE NO. R-225(3)

Tabulation of land disposal estimates in accordance with Exhibit A will be submitted with the Reuse Appraisal Report in the near future.

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APPRAISER'S ESTIMATE VERSUS LPA'S ESTIMATE

CODE NO. R-225 (4)

Explanation of difference between "Appraiser's Estimate" and "LPA's Estimate" will be covered when Tabulation of Land Disposal Estimates, Code No. R-225 (3), is submitted in the near future.

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PROJECT IMPROVEMENTS BY REDEVELOPERS CODE NO. R-225 (5)

No site clearance work or installation of project improvements are scheduled at this time to be provided by redevelopers.

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SPECIAL TAXATION PROVISIONS

CODE NO. R-225 (6)

A number of sites will be developed under the provisions of Chapter 121A, Massachusetts General Laws, as amended. Under the provisions of this act, for a period of 40 years from the date or organization of the Urban Redevelopment Corporation, the Corporation and all its property are exempt from taxation, betterments and special assessments, and the Corporation is not required to pay any tax, excise or assessment to the Commonwealth or any of its political subdivisions, other than excises on registered motor vehicles and gasoline, except the following:

(a) A basic annual excise of (1) 5% of gross income in the preceding calendar year, plus (ii) $10 per $1,000 upon the valuation as of January 1 of the real estate and tangible personal property of the Corporation. The minimum excise payable each year is the amount determined by applying the local tax rate current for that year against the lesser of (1) the valuation as of January 1 of the Corporation's property and (2) the average of the assessed valuations of the land and

buildings in the Project area on the three assessment dates next preceding the acquisition thereof by the Corporation or, if acquired from the Boston Housing Authority, the BRA or the City of Boston, on the three assessment dates next preceding the acquisition thereof by such Authority or city;

(b) Any additional amount which the Corporation has agreed with the City to pay to it, as stated in its Application; and

(c) An additional amount if gross receipts in any year exceed certain allowable expenditures and dividends. Any such net balance is required to be applied to the payment of the amount, if any, by which the City receives less than the amount of taxes which would have been payable if the property had not been exempt.

In the case of a Project undertaken by an Insurance Company or by one or more Savings Banks, the tax exemption applies only with respect to the particular Project, and the Company or Bank remains subject to all other taxation with respect to its other activities and property. The exemption period is 40 years from the date of approval of the Project. In the event that the Insurance Company or any of the Banks occupies part of the Project for purposes of its business not directly related to the construction, alteration, maintenance, repair, operation or management of such Project, a fair rental is included in gross income in lieu of the gross income from such business for the purpose of computing the excise payable.

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RESTRICTIVE COVENANTS

CODE NO. R-225 (7)

The following sections are to be incorporated into The Washington Park Urban Renewal Plan to ensure that the project land will not be restricted by any agreement or other instrument on the basis of race, creed, color, or national origin in the sale, lease, or occupancy thereof:

Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property with the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.) as amended, and to all other applicable Federal, State, and local laws prohibiting discrimination or segragation by reason of race, creed, color, or national origin.

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DISPOSITION MAPS

CODE NO. R-225 (8)

Preliminary plats showing tentative disposal parcels, including approximate boundaries, areas in square feet, redevelopment uses, and existing and new easements for public utilities will be submitted separately in the near future.

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PUBLIC OR NON-PROFIT USE

CODE NO. R-225 (9)

Statements regarding each parcel to be disposed of for a public or non-profit institutional use, or to be disposed of to a redeveloper to whom the land has special adaptability and value, will be submitted in the near future.

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FORM H-6200, PROJECT COST ESTIMATE AND FINANCING PLAN

CODE NO. R-226 (1)

Form H-6200, Project Cost Estimate and Financing Plan, is attached herewith.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY: BOSTON, MASSACHUSETTS

PROJECT NAME: Washington Park Urban Renewal Area

PROJECT NUMBER: Mass. R-24

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

SUBMISSION *(Check and complete the description which applies)*

[] ACCOMPANIES FINAL PROJECT REPORT
DATED JAN 25 1963, 19____

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN
[] SUBMITTED BY LPA ON _____, 19____
[] ACCEPTED BY HHFA ON _____, 19____

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [X] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a)	TO BE COMPLETED BY LPA: REVISED ESTIMATE (b)	TO BE FILLED IN BY HHFA: ESTIMATE ACCEPTED BY HHFA (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES *(from Form H-6220, line 20)*	$ 17,470,732	$	$
	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid):			
A-2	Cash value of land donations *(from Supporting Schedule 1)*	-0-		
A-3	Demolition and removal work *(from Supporting Schedule 2)*	28,670		
A-4	Project or site improvements *(from Supporting Schedule 3)*	3,101,700		
A-5	Public or supporting facilities *(from Supporting Schedule 4)*	8,237,000		
A-6	Other non-cash local grants-in-aid *(specify type and breakdown of estimate on attached sheet)*			
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID *(sum of lines 2 through 6)*	$ 11,367,370	$	$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) *(line 1 plus 7)*	$ 28,838,102	$	$
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	$ 1,176,120	$	$
A-10	Capital value imputed to project land to be leased	-0-		
A-11	Capital value of project land to be retained by LPA	-0-		
A-12	TOTAL PROCEEDS FROM PROJECT LAND *(sum of lines 9, 10, and 11)*	$ 1,176,120	$	$
A-13	NET PROJECT COST *(line 8 minus 12)*	$ 27,661,982	$	$
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project *(from line 13)*	$ 27,661,982	$	$
A-15	Net Project Cost of other projects (if any) pooled with this project	-0-		
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool *(line 14 plus 15)*	27,661,982		
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool *(1/3 or 1/4, as appropriate, of line 16)*	9,220,661		
A-18	*(Less)* Total local grants-in-aid to be provided for other projects (if any) in the pool	-0-		
A-19	*(Equals)* Minimum local grants-in-aid required for this project *(line 17 minus 18)*	$ 9,220,661	$	$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS *(Continued)*

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [X] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	TO BE FILLED IN BY HHFA: ESTIMATE ACCEPTED BY HHFA (c)
	SHARING OF NET PROJECT COST: *(Continued)*			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid *(from line 7)*	$11,367,370	$	$
A-21	Cash local grants-in-aid	-0-		
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT *(line 20 plus 21)* *(must be not less than line 19)*	$11,367,370	$	$
A-23	PROJECT CAPITAL GRANT *(line 14 minus 22)*	$16,294,612	$	$
A-24	RELOCATION GRANT *(from Form H-6220, line 21)*	$252,345	$	$
A-25	TOTAL FEDERAL CAPITAL GRANT *(line 23 plus 24)*	$16,546,957	$	$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

LINE NO.	ITEM		ESTIMATE SUBMITTED BY LPA (a)	*(Leave blank)* ESTIMATE ACCEPTED BY HHFA (b)
B-1	Total cash requirements for project expenditures and Relocation Payments *(line A-1 plus A-24)*		$17,723,077	$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT		
B-2			$ 0	$
B-3			0	
B-4			0	
B-5	Real estate tax credits *(from Form H-6220, line 7b)*		0	
B-6	Total cash local grants-in-aid *(sum of lines 2 through 5)*		$ 0	$
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below		0	
B-8	Subtotal *(line 6 plus 7)*		$ 0	$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT *(line 1 minus 8)*		$17,723,077	$

SECTION C. FINANCING PLAN FOR CURRENT AND NEXT FISCAL YEARS
(Commencing July 1 and Ending June 30)

If project execution work will not start before the end of the next fiscal year or if a Contract for Loan and Grant has been executed, check here [] and leave the rest of Section C blank.

If project execution work will start during the current or next fiscal year and a Contract for Loan and Grant has not been executed, enter estimated starting date here: July 1, 1962 and complete Section C.

LINE NO.	ITEM	FROM STARTING DATE TO END OF CURRENT FISCAL YEAR, JUNE 30, 1963 (a)	DURING NEXT FISCAL YEAR ENDING JUNE 30, 1964 (b)
C-1	Amount of Project Capital Grant Payments that probably will be earned	$ -0-	$ 7,500,000
C-2	Amount of Relocation Grant Payments that probably will be earned	75,000	100,000

Tentative Schedule of Short-Term Borrowings

LINE NO.	ITEM	TOTAL (a)	FEDERAL TEMPORARY LOANS (b)	NON-FEDERAL LOANS WITH FEDERAL GUARANTEE (c)	NON-FEDERAL LOANS WITHOUT FEDERAL GUARANTEE (d)
C-3	Amount to be borrowed during current fiscal year	$ 4,000,000	$	$ 4,000,000	$
C-4	Amount to be repaid during current fiscal year	0		0	
C-5	Amount outstanding at end of current fiscal year *(line 3 minus 4)*	4,000,000		4,000,000	
C-6	Amount to be borrowed during next fiscal year	7,000,000		7,000,000	
C-7	Amount to be repaid during next fiscal year	7,500,000		7,500,000	
C-8	Amount outstanding at end of next fiscal year *(line 5 plus 6 minus 7)*	3,500,000		3,500,000	

Acceptance of the estimates submitted is hereby requested.

Date _____ *Signature of Authorized Officer* _____

Local Public Agency _____ *Title* _____

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate Columns.

Date _____ *Regional Director of Urban Renewal, Region* _____

(6-61)

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	*(Leave blank)* ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)
		$	$
CASH VALUE OF LAND DONATIONS *(Enter on line A-2)*		$	$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID

(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	*(Leave blank)* ESTIMATED NET COST ACCEPTED BY HHFA (d)
		$	$
See Attached detailed list	City of Boston	28,670	
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST *(Enter on line A-3)*		$	$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			*(Leave blank)* ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT [1] % (d)	CHARGE TO PROJECT [1] AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
Streets	City of Boston	$ 1,600,000	75	$ 1,200,000		$
Park & Plaza Costs	" " "	520,000	100	520,000		
Street & Park Lighting	" " "	500,000	80	400,000		
High Service Water	" " "	216,000	53	116,000		
Sanitary Sewers & Storm Drains	" " "	320,000	100	320,000		
Police Signal System	" " "	38,000	75	28,500		
Fire Alarm System	" " "	20,000	100	20,000		

(cont.)

[1] If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES *(Continued)*

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID *(Continued)*

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT [1]: % (d)	CHARGE TO PROJECT [1]: AMOUNT ((c) X (d)) (e)	*(Leave blank)* ESTIMATE ACCEPTED BY HHFA: % (f)	ESTIMATE ACCEPTED BY HHFA: AMOUNT (g)
Traffic Control	City of Boston	423,000	75	$ 317,200		$
Removal & Backfill of streets	" " "	86,000	100	86,000		
Rough Grading By Parcel	" " "	450,000	100	450,000		
Street Traffic Directional Signs	" " "	92,000	75	69,000		
M.T.A. Facilities	" " "	150,000	50	75,000		
Total Cost Site Imprv.		$4,415,000		$3,601,700		
Less:amounts included as project expenditures				500,000		
				$3,101,700		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST *(Enter on line A-4)*				$		$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT [1]: % (d)	CHARGE TO PROJECT [1]: AMOUNT ((c) X (d)) (e)	*(Leave blank)* ESTIMATE ACCEPTED BY HHFA: % (f)	ESTIMATE ACCEPTED BY HHFA: AMOUNT (g)
Court House	City of Boston	$2,000,000	40	$ 800,000		$
Municipal Service Wing	" " "	250,000	16	40,000		
Fire Station 1	" " "	350,000	50	175,000		
Fire Station 2	" " "	350,000	12	42,000		
Schools:Elem. Humboldt	" " "	1,220,000	100	1,220,000		
Alpine	" " "	820,000	100	820,000		
Harold	" " "	1,640,000	100	1,640,000		
JHS Roosevelt	" " "	2,075,000	50	1,037,500		
Winthrop A	" " "	3,300,000	20	660,000		
B	" " "	3,300,000	24	792,000		
Community Center	" " "	500,000	60	300,000		
Police Station	" " "	700,000	28	196,000		
Health Unit	" " "	400,000	50	200,000		
Library 1	" " "	370,000	35	129,500		
Library 2	" " "	370,000	50	185,000		
		Local Share		$8,237,000		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT *(Enter on line A-5)*				$		$

[1] If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

January 25, 1963

DEMOLITIONS BY CITY OF BOSTON (SCHEDULE 2)

CODE NO. R-226(2)(a)

ADDRESS	DATE	PRICE
9 Alpine Street	8/30/62	$940
1 Bainbridge Street	4/25/62	$500
3 Bainbridge Street	4/25/62	$500
5 Bainbridge Street	4/25/62	$500
7 Bainbridge Street	4/25/62	$500
9 Bainbridge Street	4/25/62	$500
27 Bainbridge Street	8/21/61	$381
29 Bainbridge Street	8/21/61	$1,145
324 Bower Court	10/29/62	$700
18-20 Bower Street	9/6/60	$760
22-24 Bower Street	9/6/60	$760
38 Bower Street	4/22/62	$1,000
42-44 Bower Street	4/2/62	$1,900
58-60 Bower Street	5/10/62	$881
62-64 Bower Street	4/2/62	$850
78 Bower Street	4/2/62	$1,400
2 Crestwood Park	4/2/62	$600

4 Crestwood Park	4/2/62	$600
244 Dudley Street	9/26/62	$595
444-452 Dudley Street	12/18/61	$387
610 Dudley Street	7/14/61	$800
612 Dudley Street	7/14/61	$800
14 Fenwick Street	10/29/62	$980
22 Fenwick Street	10/29/62	$890
29 Glenwood Street	10/26/62	$773
6-8 Lansing Street	7/11/61	$1100
10-12 Lansing Street	7/11/61	$899
88 Munroe Street	4/24/62	$800
4 Ottawa Street	9/9/60	$900
6 Ottawa Street	9/9/60	$900
8 Ottawa Street	9/9/60	$900
20 Ottawa Street	4/25/62	$500
233-235 Warren Street	9/20/60	$782
2948 Washington Street	6/22/62	$990
64 Westminister Street	8/8/60	$629
66 Westminister Street	8/8/60	$629
Total cost of demolitions		$28,670

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 3) Re: Project or Site Improvements

CODE NO.R-226(2)(b)

See Code No.R-224 for a detailed discussion of project improvements to be provided as non-cash local grants-in-aid. Of the $3,601,700 total amount of project or site improvements required to carry out the urban renewal plan, $500,000 will be charged to Item 1 of Gross Project Cost in accordance with the staging plan that is finally selected among a number of alternative staging plans. (See Form H-6220, Project or Site Improvements Charged as Project Expenditures.) Thus, project or site improvements claimed as non-cash local grants-in-aid are equal to $3,101,700.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 3) Re: PARKS AND PLAYGROUNDS

CODE NO. R-226(2)(c)

The attached letter of intent from the Parks and Recreation Department of the City of Boston states that the Parks and Recreation Department is prepared to:

A. Develop five parks totalling about five acres of land at a total estimated cost of $400,000. It is estimated that at least 80% of the patrons of these parks reside in the Washington Park renewal area. The Redevelopment Authority estimates that at least two thirds, by value, of the development cost of these parks will be completed or under contract by the time the renewal project is finished.

B. In addition to Washington Park for park use. Approximately 1.5 acres at an estimated cost of $120,000. It is estimated that at least 80% of the patrons of this park will reside in the Washington Park renewal area and that the work will be completed by 1965.

Based on the above calculation the total amount of creditable work to be done in parks and playground construction total $520,000.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: COMMUNITY CENTER

CODE NO. R-226(2)(d)

The attached letter of intent from the parks and recreation Department of the City of Boston states that the Parks and Recreation Department will construct a community center in the vicinity of Washington and Dale Streets. The center will serve about 20,000 people, of whom about 60% will reside in Washington Park. The total cost will be about $500,000 and construction will be accomplished by 1966.

The sum of $300,000 as the non-cash local grant-in-aid to the Washington Park renewal project is claimed.

CITY OF BOSTON
PARKS AND RECREATION DEPARTMENT
33 Beacon Street
Boston 8, Mass.

November 15, 1962

Mr. Edward J. Logue
Development Administrator
Boston Redevelopment Authority
City Hall Annex
Boston, Massachusetts

Dear Mr. Logue:

I have reviewed the Redevelopment Authority's plan for Washington Park as it relates to parks, playgrounds, and tot-lots, and community centers, and I have presented the plan to the Parks and Recreation Commission at its meeting on November 14, 1962. I am pleased to inform you that:

1. We concur in the construction of a new community center at Washington Street between Dale Street and the proposed cross-town thoroughfare and at the appropriate time I shall allocate funds for land acquisition, plans and construction. The Parks and Recreation Department estimates that the service area of this building will encompass about 20,000 people, about 60% of whom will reside in Washington Park; the total cost will be about $500,000, and construction will be accomplished by 1966.

2. We also concur in the development of the several parks, playgrounds, and tot-lots, as listed below, and at the appropriate time I will allocate such funds, if any, as are necessary for the development of these facilities, beyond any development which may be provided for by the Redevelopment Authority out of Federal renewal grant funds.

 a. For a park of about 1/2 acre at St. James, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1967 at an estimated cost of $40,000.

 b. For a park of about 1/4 acre at the corner of Dale and Walnut, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1966 at an estimated cost of $20,000.

c. For a park of about 1 acre at the corner of Townsend and Humboldt, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1966 at an stimated cost of $80,000.

d. For a park of about 3 acres at Crawford Street, between Harold and Humboldt, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1967 at an estimated cost of $240,000.

e. For a park of about 1/4 acre at the corner of Washington Street and corner of Cobden, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1967 at an estimated cost of $20,000.

f. For a playground utilizing about 3.5 acres of Washington Park, with an addition of 1/2 acre of land contiguous to the south-westerly line of the park, giving a total playground of about 4 acres, serving 20,000 people, 60% of whom reside in the Washington Park renewal area; to be constructed by 1966 at an estimated cost of $150,000.

g. For a playground of about 2-3/4 acres at Circuit Street, at least 80% of whose users will reside in the Washington Park renewal area; to be constructed by 1965 at an estimated cost of $17,500.

h. For a playground of about 2 acres at the corner of Humboldt and Waumbeck, at least 80% of whose users will reside in the Washington Park renewal area; to be constructed by 1964 at an estimated cost of $17,500.

i. For a playground of about 1-3/4 acres at Walnut Avenue adjacent to Ellis School, at least 80% of whose users will reside in the Washington Park renewal area; to be constructed by 1964 at an estimated cost of $17,500.

j. For a playground of about 2-1/2 acres at Homestead and Harold, at least 80% of whose users will reside in the Washington Park renewal area; to be constructed by 1969 at an estimated cost of $17,500.

k. For a tot-lot of about 1/2 acre at the corner of Homestead and Elm Hill Avenue, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1964 at an estimated cost of $2,500.

l. For a tot-lot of about 1/4 acre at the corner of Walnut Park and Walnut Avenue, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1963 at an estimated cost of $2,500.

m. For an addition to Washington Park for park use of 1.5* acres contiguous to the southeastern boundary of said park and between said park, Lewis Junior High School, and the proposed cross-town thorough-fare, at least 80% of whose patrons will reside in the Washington Park renewal area; to be constructed by 1965 at an estimated cost of $120,000.

3. In consideration of these intentions the Parks and Recreation Department expects that the Boston Redevelopment Authority will provide to the Parks and Recreation Department the necessary cleared land, either by sale at fair market value or by dedication, and that it will make every effort to use federal renewal grant funds to develop parks, playgrounds, and tot-lots dedicated to the city.

4. It is my understanding that the community center, parks, tot-lots, and playgrounds described in paragraph 2 will be designed within the limits of design standards prepared by the Redevelopment Authority for public redevelopers, or to be utilized by the Authority if it does the design itself. Such standards, I am informed, will be established by the Authority after consideration with the Parks and Recreation Department, and the School Committee where school uses are involved.

5. It is understood that park and recreation allocations for land acquisition, design and construction of a community center or for development of parks, playgrounds and tot-lots are contingent upon appropriations by the Mayor and City Council.

6. The Redevelopment Authority may use this letter as a "Letter of Intent" or cooperation agreement for the purpose of securing the necessary local and federal approvals of the Washington Park urban renewal plan.

Sincerely yours,

Commissioner
Parks and Recreation Department

MFW:ek

CC: Ray Rothermel
Capital Budgeting Officer

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: COURTHOUSE-MUNICIPAL SERVICES WING

CODE NO.R-226(2)(e)

The attached letter of intent dated November 19, 1962 from the Assistant Commissioner for Public Buildings of the City of Boston, Real Property Department states that the public Buildings Division of the Real Property Board will construct a courthouse-municipal services building in the vicinity of Dudley and Warren Streets The estimated construction cost of this facility will be $2,250,000, of which $2,000,000 will be for court service space and $250,000 for municipal services. The municipal services wing will serve a population of about 150,000 of which 16% will reside in Washington Park. The courthouse will be constructed in the Washington Park area because its principal services are rendered to the people of Washington Park and Roxbury, although its boundaries extend into what is known as Jamaica Plain. Court records indicate that for the past three years about 40% of the criminal cases processed by the Roxbury court originate in the Washington Park renewal area, and 40% of the cost of the courthouse is

claimed for the Washington Park project. Construction of the courthouse-municipal services wing will be complete by the end of 1966.

Based on the above calculations the Authority claims $840,000 as the City of Boston's non-cash grant-in-aid to the Washington Park renewal project for courthouse and municipal services.

CITY OF BOSTON
REAL PROPERTY DEPARTMENT
CITY HALL ANNEX
BOSTON 8, MASSACHUSETTS

November 19, 1962

Mr. Edward J. Logue
Development Administrator
Boston Redevelopment Authority
City Hall Annex
Boston, Massachusetts

Dear Mr. Logue:

A. I have reviewed the Redevelopment Authority's plan for Washington Park as it relates to the courthouse-municipal services building and I am pleased to inform you that:

1. I concur in the construction of a courthouse-municipal services building in the vicinity of the intersection of Dudley and Warren within the Washington Park renewal project area, and at the appropriate time I shall allocate funds for land acquisition, plans and construction. Court records indicate that for the past three years, about 40 per cent of the criminal cases processed by the Roxbury Court originate in the Washington Park Renewal area. The municipal services wing will serve a population of about 150,000, of which 16 per cent reside in Washington Park. The total cost will be about $2,250,000, of which about $2,000,000 will be for court service space. We estimate that construction will be completed by late 1966.

B. In consideration of these intentions the Real Property Board, Public Buildings Division, expects the Boston Redevelopment Authority to sell to the Real Property Board, Public Buildings Division, at fair market value such amount of cleared land as is necessary for the construction of the courthouse-municiapl services building as described in paragraph A-1 above.

C. It is my further understanding that the courthouse-municipal services building described in A-1 above will be designed within the limits of the standards prepared by the Redevelopment Authority for public redevelopers. Such standards, I am informed, will be established by the Authority after consultation with the Real Property Board, Public Buildings Division.

D. It must be understood that allocations for land acquisition, design and construction of a new courthouse-municipal services building are contingent upon appropriations by the Mayor and City Council for such purposes or upon the availability of discussed funds.

E. The Redevelopment Authority may use this letter as their "Letter of Intent" or cooperation agreement for the purpose of securing the necessary local and Federal approvals of the Washington Park Urban Renewal Plan.

Sincerely yours,

Albert F. Donnelly
Assistant Commissioner
Public Buildings Division
Real Property Board

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS.R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: FIRE STATIONS

CODE NO.R-226 (2)(f)

The attached letter of intent dated November 15, 1962 from the City of Boston Fire Department states that the Fire Department intends to construct:

A. A fire station outside, but serving the Washington Park area, at an estimated cost of $350,000 to serve a population of 50,000 people of whom 50% reside in Washington Park.

B. A second fire station located outside, but serving the Washington Park renewal area, at an estimated construction cost of $350,000 to serve a population of about 60,000 people of whom 12% will reside in Washington Park.

Both of these fire stations will be constructed as part of subsequent projects in the Roxbury-North Dorchester GNRP, but the Authority expects that construction contracts will have been let for work the value of which is at least two thirds of the total estimated cost of the two stations by the completion of the Washington Park renewal project.

Based on the above calculations the Redevelopment Authority claims $217,000 as the non-cash grant-in-aid of the City of Boston for fire stations to the Washington Park renewal project.

CITY OF BOSTON
FIRE DEPARTMENT
115 Southampton Street
Boston 18, Mass.

November 15, 1962

Mr. Edward J. Logue
Development Administrator
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Logue:

The Fire Department intends to construct two new fire stations to be located outside but serving the Washington Park urban renewal area. These stations will cost an estimated $350,000 each. One will have a service area containing about 50,000 people (or whom 50% will reside in Washington Park), and the other will serve an area with about 60,000 people (of whom 12% will reside in Washington Park).

At the appropriate time, I will allocate funds for the land acquisition, design, and construction of the proposed facilities. I anticipate that the construction of both will be accomplished by 1968. Any allocation of funds for this purpose is, of course, subject to prior appropriations by the Mayor and City Council.

Yours very truly,
BOSTON FIRE DEPARTMENT

Thomas J. Griffin
Fire Commissioner

TJC:EC

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: SCHOOLS

CODE NO. R-226(2)(g)

In the attached letter of intent the School Committee of the City of Boston proposes to construct:

1. A new elementary school in the vicinity of Humboldt Avenue and Waumbeck Street for an estimated enrollment of 610 pupils, at a total cost of $1.2 million. More than 80% of the student body will come from the Washington Park renewal area and it is estimated that the school will be completed before the renewal project is finished.

2. A new elementary school in the vicinity of Alpine and Circuit Streets, to house an estimated enrollment of about 410 at a total cost of about $820,000. More than 80% of the student body will come from Washington Park renewal area. This school will be complete before the renewal project is finished.

3. An elementary school in the vicinity of Homestead and Seaver Street to be constructed for an estimated enrollment of about 820 pupils at an estimated cost of $1.6 million. More than 80% of the student body will come from the Washington Park

renewal area. It is estimated that construction contracts for work, the value of which is at least two thirds of the total cost will have been issued by the completion of the renewal project.

The school department also estimates that by 1970 approximately 1500 children from the Washington Park area will be attending junior high schools located outside, but serving the area. One thousand three hundred new spaces will have to be provided by the construction of additional junior high schools. It is estimated that the cost of this construction will be $8,675,000 and that by the completion of the renewal project construction contracts will have been let for work, the value of which is at least two thirds of the total estimated cost.

Based on the above calculations, the Redevelopment Authority is claiming the sum of $6,169,500 as a non-cash local grant-in-aid for the construction of public schools in and serving the Washington Park renewal area.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: POLICE STATION

CODE NO.R-226(2)(h)

The attached letter of intent dated November 16, 1962 from the Police Department states that the Police Department will construct a station in the vicinity of Dudley and Warren. The estimated construction cost is $700,000 and the station will serve some 70,000 people, of which 28% will reside in Washington Park. Construction of this facility will be complete by 1966.

Based on the above calculations the Redevelopment Authority claims $196,000 as the City of Boston's non-cash grant-in-aid for police stations to the Washington Park renewal project.

CITY OF BOSTON
POLICE DEPARTMENT
OFFICE OF THE COMMISSIONER

November 16, 1962

Edward J. Logue, Development Administrator
Boston Redevelopment Authority
City Hall Annes
Boston 8, Massachusetts

Dear Mr. Logue:

I have reviewed the Redevelopment Authority's plan for Washington Park as it relates to police stations and I am pleased to inform you that I concur in the construction of a police station at the corner of Dudley and Warren Streets within the Washington Park renewal project, and at the appropriate time I shall requisition allocation of funds for land acquisition, plans and construction. The police station estimates that the service of this police station will encompass about 70,000 people of which 28% will reside in Washington park; and total cost will be about $700,000.00 and we estimated that the construction should be complete by 1966.

In consideration of these intentions the police department expects the Boston Redevelopment Authority to sell to the Police Department at fair market value such amount of cleared land as is necessary for the construction of the police station as described in the above paragraph.

It is my further understanding that the police station described above will be designed within the limits of the standards prepared by the Redevelopment Authority for public redevelopers.

Such standards, I am informed, will be established by the Authority after consultation with the Police Department.

It must be understood that allocations for land acquisitions, design and construction of new police stations are contingent upon appropriations by the Mayor and City Council for such purposes or upon the availability of discussed funds.

The Redevelopment Authority may use this letter as their "letter of Intent" or cooperation agreement for the purpose of securing the necessary local and Federal approvals of the Washington Park urban renewal plan.

Sincerely yours,

Edmund L. McNamara
Police Commissioner

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: HEALTH CENTER

CODE NO. R-226 (2) (i)

The attached letter of intent dated November 13, 1962 from the Boston Health Department states that the Health Department will construct a health clinic in the vicinity of Townsend and Warren Streets. This clinic will serve a total of about 50,000 people, of which an estimated 50% will reside in Washington Park. It is estimated that the cost of the facility will be about $400,000 and that construction can be complete by 1965.

Based on the above calculation the Authority claims $200,000 as the non-cash grant-in-aid to the Washington Park renewal project.

BOSTON HEALTH DEPARTMENT
Haymarket Square Boston 14, Massachusetts

November 13, 1962

Mr. Edward J. Logue, Development Administrator
Boston Redevelopment Authority
City Hall Annex
Boston, Massachusetts

Dear Mr. Logue:

A. I have reviewed the Redevelopment Authority's plan for Washington Park as it relates to health clinics and I am pleased to inform you that:

1. I concur in the construction of a health clinic at Townsend and Warren Streets within the boundaries of the Washington Park Project and across the street from Technical High School, and at the appropriate time I shall allocate funds for land acquisition, plans and construction. The Health Department estimates that the service of this health clinic will encompass about 50,000 people of which 50% will reside in Washington Park; total cost will be about $400,000., and we estimate that construction should be complete by 1965.

B. In consideration of these intentions the Health Department expects the Boston Redevelopment Authority to sell to the Health Department at fair market value such amount of cleared land as is necessary for the construction of the health clinic as described in paragraph A-1 above.

C. It is my further understanding that the health clinic described in A-1 above will be designed within the limits of the standards prepared by the Redevelopment Authority for public redevelopers. Such standards, I am informed, will be established by the Authority after consultation with the Health Department.

D. It must be understood that allocations for land acquisitions, plans and construction of new health clinics are contingent upon appropriations by the Mayor and City Council for such purposes or upon the availability of discussed funds.

E. The Redevelopment Authority may use this letter as their "Letter of Intent" or cooperation agreement for the purpose of securing the necessary local and Federal approvals of the Washington Park urban renewal plan.

Sincerely yours,

John T. Foley, M.D., M.P.H.
Temporary Commissioner
City Health Department

JTF:S

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(Schedule 4) Re: BRANCH LIBRARY

CODE NO.R-226(2)(j)

The attached letter of intent dated November 9, 1962 from the Public Library of the City of Boston states that the public library will construct:

A. A branch library in the vicinity of Dudley and Warren Streets. This library will cost an estimated $370,000. It will serve about 29,000 people, of whom 35% will reside in Washington Park. It is estimated that construction will be completed by 1964.

B. A branch library in the vicinity of Crawford and Warren Streets. This library will cost about $370,000 and will serve about 32,400 people, of which 50% will reside in the Washington Park area. The redevelopment Authority anticipates that construction contracts will have been let for work, the value of which will be at least two thirds of the total estimated cost of the facility by the completion of the renewal project.

Based on the above calculations the Redevelopment Authority claims $314,500 as the City of Boston's local non-cash grant-in-aid to the Washington Park renewal project for libraries.

THE PUBLIC LIBRARY OF THE CITY OF BOSTON
Boston 17, Massachusetts

November 9, 1962

Mr. Edward J. Logue
Development Administrator of the City of Boston
City Hall
Boston, Massachusetts

Dear Mr. Logue:

The Trustees of the Public Library have reviewed the plan of the Boston Redevelopment Authority for the Washington Park area as it relates to branch libraries.

A-1. They concur in the construction of a branch library in the vicinity of the intersection of Dudley and Warren streets within the Washington Park renewal area on a site of some 24,000 square feet in the area given over to public service buildings, so located that it will be readily accessible from and in full view of main thoroughfares, and at the appropriate time the Library Trustees will allocate funds for land acquisition, plans, and construction. The Library Department estimates that the service area of this branch library will encompass about 29,000 people, of whom 35% will be residing in Washington Park. The total cost will be about $370,000. It is estimated that construction should be completed by 1964.

A-2. They concur also in the construction of a branch library at the northwest corner of the intersection of Crawford and Warren Streets, on a lot of some 24,000 square feet, and at the appropriate time the Library Trustees will allocate funds for land acquisition, plans, and construction. The Library Department estimates that the service area of this branch library will encompass about 32,415 people, of whom 50% will be residing in Washington Park. The total cost will be about $370,000. It is estimated that construction should be completed by 1968.

B. In consideration of this statement of their intentions the Library Trustees expect the Boston Redevelopment Authority to sell to the Library Trustees at fair market value such amount of cleared land as is necessary for the construction of the branch libraries as described in paragraphs A-1 and A-2 above.

Mr. Edward J. Logue 9 November 1962
Development Administrator of the City of Boston

C. It is the understanding of the Library Trustees that the branch libraries described in paragraphs A-1 and A-2 above are to be designed within the limits of standards prepared by the Boston Redevelopment Authority for public redevelopers. Such standards, they understand will be established by the Authority after consultation with the Library Department.

D. It must be understood that allocations by the Library Trustees for land acquisition, design, and construction of new branch libraries are contingent upon appropriations by the Mayor and City Council for such purposes and upon the availability of discussed funds.

E. The Boston Redevelopment Authority may use this letter as their "Letter of Intent" or cooperation agreement for the purpose of securing the necessary local and Federal approvals of the Washington Park urban renewal plan.

Respectfully,

The Trustees of the Public
Library of the City of Boston

By

Director

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

ARRANGEMENTS FOR LOCAL GRANT-IN-AID

CODE NO. R-226 (3) (a)

The provision of all local grants-in-aid will be the subject of cooperation agreements to be executed by BRA and the City of Boston. Executed agreements are submitted with Part II of the Application for Loan and Grant.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

FINANCING GRANTS-IN-AID

CODE NO. R-226(3)(b)

The following is an explanation of the methods to be used in the financing of the project improvements and supporting facilities to be provided for the Project. None of the bond issues proposed will be revenue bonds and no improvements will be financed in any part by assessments against project land.

1. Streets - Work will begin 1963 and continue through the 4-year execution period. The total cost is estimated at $1,600,000. This amount can be financed from public ways bonds authorized in accordance with State law.

2. Removal and Backfill of Streets and Sidewalks; Grading Reuse Parcels and Street and Park Lighting: - Work will begin in 1963 and continue through project life. The total cost is estimated at $1,036,000. Eligible items can be financed from a redevelopment bond issue in accordance with State Law. Redevelopment bonds will be an obligation of the city's general fund. Items that are not eligible for inclusion in a redevelopment bond issue will be financed from a cash appropriation by the city.

3. Traffic control, police signal, & fire alarm systems - Work

will begin in 1963 and continue throughout the project's life. The total cost is estimated at $481,000, and can be financed by cash transfers from the city's property sales account. If funds are not available in this account, 10-year loans for traffic controls, police signals, and fire alarm systems can be made under State law.

4. Water Systems - Work will commence on these systems in 1963 and will continue throughout project execution. The estimated total cost is $216,000. Necessary funds for this facility either can come from water revenue receipts through appropriation under current budgets or can be borrowed outside the city debt limit, in accordance with State law.

5. Street signs - Work will begin in 1963. The estimated cost is $92,000. This amount can be covered by a cash appropriation from the city's general fund to the Department of Public Works.

6. Fire Stations - Work will be undertaken in 1966. The estimated cost is $700,000. This amount can be paid out of the real property sales account. In addition to other receipts during the year, the real property account will collect approximately $500,000 from the sale of an existing fire station to the State.

7. Police Station - Work will commence in 1965. The estimated cost of the police station is $700,000. This amount can be raised by a bond issue authorized in accordance with State law.

8. Sewer system - Work on this project will commence in 1963 and continue throughout project execution. The estimated cost of the project is $320,000. This amount can be raised through annual appropriations of sewer system revenues or through the sale of bonds authorized in accordance with State law.

9. Courthouse-Municipal services building - Construction will commence in 1966. The estimated cost is $2,250,000. This amount can be raised by a bond issue authorized in accordance with State law.

10. MTA IMPROVEMENTS - Improvements to be provided by the MTA are estimated to cost $150,000. The MTA has the authority under State law to borrow in order to make improvements to existing facilities. MTA borrowings are backed by the credit of the 14 communities which support the MTA.

11. Schools - Work will start in 1963. Total cost is estimated to be $12,355,000. This amount can be financed by a bond issue authorized in accordance with state law.

12. Parks, plaza costs and community center - Work will begin in 1963. Total cost of these items is estimated to be $1,020,000, which can be raised by a bond issue authorized in accordance with state law.

13. Libraries - work will start in 1964. Estimated cost of two libraries is $740,000. Funds can be raised by a bond issue authorized in accordance with state law.

14. Health Clinic - Work will start in 1965. Cost is estimated at $400,000, and can be financed with a bond issue authorized in accordance with state law.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

EARMARKING OF CASH GRANTS-IN-AID

CODE NO.R-226(3)(c)

No cash grants-in-aid are required for this project.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

NON-FEDERAL BORROWINGS

CODE NO. R-226(3)(d)

It is not anticipated that any non-Federal funds will be borrowed without pledge of contract loan rights.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

FORM H-6220, PROJECT EXPENDITURES BUDJET

CODE NO. R-226 (4)

Form H-6200, Project Expenditure Budget, is enclosed herewith.

Form approved
Budget Bureau No. 63-R983

H-6220
(3-62)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY: Boston, Massachusetts

PROJECT NAME: WASHINGTON PARK URBAN RENEWAL

PROJECT NUMBER: MASS. NO. R-24

BUDGET NUMBER: 1

INSTRUCTIONS: Initial Budget: *Prepare original and 8 copies for HHFA. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.* Revised Budget: *If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HHFA.*

DATES OF HHFA BUDGET APPROVALS *(Complete for revision only)*

Budget No. 1, _____, 19____ Latest Approved Budget (No. ____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION [1]	TO BE COMPLETED BY LPA — USE ONLY FOR REVISED BUDGET: LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or −) (b)	BUDGET REQUESTED FOR 48 MONTHS (c)	TO BE FILLED IN BY HHFA: BUDGET APPROVED FOR ____ MONTHS (d)
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	$	$	$ 960,000	$
2	PROJECT EXECUTION EXPENDITURES: Administration: a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)			795,900	
	b. Travel (R 1410.05)			10,000	
3	Office furniture and equipment (R 1475)			-0-	
4	Legal services (R 1410.024, R 1415)			140,800	
5	Survey and planning (R 1410.021, R 1430)			202,000	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)			209,350	
7a	Temporary operation of acquired property-Profit (-) or Loss (+) (R 1410.027, R 1448)			156,304	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[]	[]	[0]	[]
8	Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443)			505,000	
9	Site clearance-Proceeds (-) or Cost (+) (R 1410.025, R 1450)			1,398,575	
10	Project or site improvements (R 1410.026, R 1455)			568,125	
11	Disposal, lease, retention costs (R 1410.028, R 1445)			100,000	
12	Rehabilitation and conservation (R 1410.029, R 1460)			538,200	
13	Interest (R 1420.013, R 1420.02)			450,000	
14	Other Income (-) (R 1449)	(-)		(-) 200,000	(-)

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 8 and 12.

H-6220
(3-62)

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGET			
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)	BUDGET REQUESTED FOR _____ MONTHS (c)	BUDGET APPROVED FOR _____ MONTHS (d)
15	Subtotal *(sum of Lines 2 through 14, excluding Line 7b)*	$	$	$ 4,874,254	$
16	Contingencies *(for Column (c), not to exceed 15% of Line 15)*			408,500	
17	Real estate purchases (R 1440.01)			11,121,000	
18	Project inspection (R 1418)			106,978	
19	TOTAL PROJECT EXECUTION EXPENDITURES *(sum of Lines 15, 16, 17, and 18)*			16,510,732	
20	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) *(Line 1 plus 19)*	$	$	$ 17,470,732	$
21	Relocation Payments 100% reimbursable to LPA (R 1501)	$	$	$ 252,345	$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Boston Redevelopment Authority
Local Public Agency

JAN 25 1963
Date

Edward J. Logue
Signature of Authorized Officer

Development Administrator
Title

HHFA APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19___.

Date

Regional Director of Urban Renewal, Region ___

H-6220
(3-62)

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT	%	AMOUNT
Specific project or site improvements to be charged to Item 1 of Gross Project Cost will be based upon improvements required in the initial stages of project execution in accordance with the staging plan that is finally selected among a number of alternative staging plans presently being considered. It is estimated that regardless of which alternative staging plan is finally adopted, at least $500,000 for project or site improvements to be undertaken as item 1 expenditures are required to initiate project execution on a sound basis	$ 500,000	100	$ 500,000		$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			$ 500,000		$

FPI ERO—8-6-62-804 PADS-8414

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

Form H-630, LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

CODE NO. R-226 (5)

Form H-630, Local Public Agency Staffing and Salary Schedule,

is attached herewith.

Form approved
Budget Bureau No. 63-R820.4

30
(2-60)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

See reverse side for instructions and for Certificate to be completed.

PROJECT NUMBER *(if known)*
Mass. R-24

PROJECT LOCALITY
Boston, Massachusetts

NAME OF LOCAL PUBLIC AGENCY
Boston Redevelopment Authority

This Form H-630 supports budget Form (H-6220) dated JAN 25 1963, 1963. Page 1 of 5 Pages

BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT *(If not equal to amount in Col. 1)*	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER *(excluding this budget)*	THIS BUDGET		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2A	Pro-rata administration - Percent salaries and wages charged directly to Washington Park of total salaries and wages charged directly to all projects, applied to salaries and wages charged to central administration							48	$196,500
	Director, Community Renewal Adm.		16,250				100	48	65,000
		(range)							(mid-point)
	Assistant project director	9,500 - 12,500					100	48	44,000
	Development Assistant	4,500 - 8,000					100	48	25,000
	Secretary	5,000 - 5,500					100	48	21,000
	Receptionist-Phone Operator	3,250 - 4,250					100	48	15,000
	Watchman-Janitor	3,500 - 4,500					100	48	16,000
	Service Program officer	6,500 - 8,000					100	48	29,000
	Public information officer	6,500 - 8,000					100	48	29,000
								TOTAL	$440,500

Form approved
Budget Bureau No. 63-R820.4

H-630
(2-60)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

See reverse side for instructions and for Certificate to be completed.

PROJECT NUMBER *(if known)*: Mass. R-24

PROJECT LOCALITY: Boston, Massachusetts

NAME OF LOCAL PUBLIC AGENCY: Boston Redevelopment Authority

This Form H-630 supports budget Form (H-627 / H-6220) dated JAN 25 1963, 19 63 Page 2 of 5 Pages

BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT *(If not equal to amount in Col. 1)*	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER *(excluding this budget)*	THIS BUDGET		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
4	General counsel	(range)	17,000			85	15	48	(mid-point) $10,200
	Assistant counsel	9,500 -	12,500			85	15	48	6,600
	Assistant legal officer	9,000 -	12,000			85	15	48	6,300
	Secretary (2)	4,500 -	5,000			85	15	48	5,700
								TOTAL	$28,800
5	Chief of development	(range) 9,500 -	12,500				100	48	(mid-point) $44,000
	Project planning officer	8,000 -	9,750				100	48	35,500
	Project design officer	8,000 -	9,750				100	48	35,500
	Senior planning designer	6,500 -	8,000				100	48	29,000
	Draftsman	5,000 -	6,000				100	48	22,000
	Secretary	4,500 -	5,000				100	48	19,000
	Secretary	4,000 -	4,500				100	48	17,000
								TOTAL	202,000
6	Real estate officer	(range)	15,000			85	15	48	(mid-point) $ 9,000
	Administrative assistant	6,500 -	8,000			85	15	48	4,350
	Secretary	4,500 -	5,000			85	15	48	2,850
								TOTAL	$16,200

Form approved
Budget Bureau No. 63-R820.4

H-630
(2-60)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

See reverse side for instructions and for Certificate to be completed.

PROJECT NUMBER *(if known)*
Mass. R-24

PROJECT LOCALITY
Boston, Massachusetts

NAME OF LOCAL PUBLIC AGENCY
Boston Redevelopment Authority

This Form H-630 supports budget
Form (H-627 / (H-622Q) dated JAN 25 1963, 1963. Page 3 of 5 Pages

BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE: PROPOSED (1)	ANNUAL SALARY RATE: CURRENT *(If not equal to amount in Col. 1)* (2)	PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO: OTHER* TITLE I BUDGETS (3)	PHA PROGRAMS (4)	OTHER *(excluding this budget)* (5)	THIS BUDGET (6)	NUMBER OF MONTHS POSITION WILL BE OCCUPIED (7)	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET (8)
		(range)							(mid-point)
7A	Property management officer	8,000	- 9,500				100	36	$ 26,500
	Secretary	4,000	- 4,500				100	36	12,750
	Management aide (2)	3,500	- 4,500				100	36	24,000
	Management aide (2)	3,250	- 3,750				100	36	21,000
	Management aide (2)	3,000	- 3,500				100	36	19,500
	Add: one-half (7a plus 8) above								23,250
								TOTAL	$127,000
		(range)							(midpoint)
7A and 8	Accountant	5,750	- 6,500				100	48	$ 24,500
	Cashier	5,000	- 6,000				100	48	22,000
								TOTAL	$ 46,500

Form approved
Budget Bureau No. 63-R820.4

H-630
(2-60)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT NUMBER *(if known)*: Mass. R-24

PROJECT LOCALITY: Boston, Massachusetts

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY: Boston Redevelopment Authority

This Form H-630 supports budget Form (H-627 (H-6220) dated JAN 25 1963, 1963. Page 4 of 5 Pages

BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE PROPOSED (1)	ANNUAL SALARY RATE CURRENT *(If not equal to amount in Col. 1)* (2)	PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO: OTHER TITLE I BUDGETS (3)	PHA PROGRAMS (4)	OTHER *(excluding this budget)* (5)	THIS BUDGET (6)	NUMBER OF MONTHS POSITION WILL BE OCCUPIED (7)	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET (8)
			(range)						(mid-point)
8	Chief of relocation	9,500	- 12,500				100	48	$ 44,000
	Family relocation officer	8,000	- 9,500				100	48	35,000
	Relocation specialist (4)	6,500	- 8,000				100	48	116,000
	Relocation assistant (6)	5,000	- 6,500				100	48	138,750
	Business relocation officer	8,000	- 9,500				100	48	35,000
	Secretary	4,500	- 5,000				100	48	19,000
	Secretary (2)	4,000	- 4,500				100	48	34,000
	Secretary (4)	3,500	- 4,000				100	48	60,000
	Add: one-half (7a plus 8) above								23,250
								TOTAL	$505,000
			(range)						(mid-point)
9 and 10	Project engineer	8,000	- 9,750				100	48	$ 35,500
	Draftsman	5,000	- 6,000				100	48	22,000
								TOTAL	$ 57,500
	Pro-rata: (9) Site Clearance (25%)								14,375
	(10) Project improvements (75%)								43,125

Form approved
Budget Bureau No. 63-R820.4

(630
60)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

See reverse side for instructions and for Certificate to be completed.

PROJECT NUMBER *(if known)*: Mass. R-24

PROJECT LOCALITY: Boston, Massachusetts

NAME OF LOCAL PUBLIC AGENCY: Boston Redevelopment Authority

This Form H-630 supports budget Form (H-627 / H-6220) dated JAN 25 1963, 19 63. Page 5 of 5 Pages

BUDGET ACTIVITY CLASSIFICATION	POSITION TITLE	ANNUAL SALARY RATE: PROPOSED (1)	ANNUAL SALARY RATE: CURRENT *(If not equal to amount in Col. 1)* (2)	PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO: OTHER TITLE I BUDGETS (3)	PHA PROGRAMS (4)	OTHER *(excluding this budget)* (5)	THIS BUDGET (6)	NUMBER OF MONTHS POSITION WILL BE OCCUPIED (7)	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET (8)
11	Land officer	(range) 9,500	- 12,500				100	48	(mid-point) $ 44,000
	Secretary	4,500	- 5,000				100	48	20,000
								TOTAL	$ 64,000
12	Chief of rehabilitation	(range) 9,500	- 12,500						(mid-point)
	Property surveys officer	8,000	- 9,500				100	42	$ 38,500
	Rehabilitation specialist(3)	6,500	- 8,000				100	42	30,625
	Rehabilitation design officer	8,000	- 9,500				100	42	76,030
	Rehabilitation designer (3)	6,500	- 8,000				100	42	30,625
	Rehabilitation demonstration officer	8,000	- 9,500				100	42	76,030
	FHA liaison officer	8,000	- 9,500				100	42	30,625
	Community organization advisor	7,250	- 9,000				100	42	30,625
	Secretary	4,500	- 5,000				100	42	29,315
	Secretary	4,000	- 4,500				100	42	16,625
	Secretary	3,500	- 4,000				100	42	14,875
								TOTAL	13,125
									$387,000

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

FORM H-6121, DATA SUPPORTING PROJECT EXPENDITURES BUDGET

CODE NO. R-226 (6)

Form H-6121 Dat Supporting Project Expenditures Budget, is attached herewith.

Budget Bureau No. 63-R922.1

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

DATA SUPPORTING PROJECT EXPENDITURES BUDGET

INSTRUCTIONS: Prepare original and 4 copies for HHFA. If part of an initial or amendatory application, submit original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5. If not part of an application, do not submit in binders.

PROJECT LOCALITY: BOSTON, MASSACHUSETTS
PROJECT NAME: WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NUMBER: MASS. R-24

Accompanies Form H-6220 dated JAN 25 1963, 19____.

H-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION*	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
1		SURVEY AND PLANNING EXPENDITURES		
	R 1401; R 1403; R 1404;	Total estimated survey and planning costs other than interest	$ 925,000	
	R 1420.011; R 1420.012	Interest on Federal advances	35,000	
	R 1420.02	Interest on other borrowed funds	0	
		LINE 1 TOTAL		$ 960,000
2 3 4		ADMINISTRATION OFFICE FURNITURE AND EQUIPMENT LEGAL SERVICES		
		Entries on these lines of Form H-6220 shall be supported by a narrative statement explaining the cost estimates and the basis of any proration of the costs to this project.		
5		SURVEY AND PLANNING		
		Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHFA approval for such work in the project execution stage.		202,000
6		ACQUISITION EXPENSES		
	R 1410.022	LPA salaries and wages - Acquisition (*from Form H-630*)	$ 16,200	
	R 1440.02	Contracts for acquisition appraisals	85,000	
	R 1440.03	Option negotiations	49,950	
	R 1440.04	Title information	53,200	
	R 1440.05	Sundry acquisition costs - Direct Purchase	2,000	
	R 1440.06	Sundry acquisition costs - Condemnation	3,000	
		LINE 6 TOTAL		$ 209,350
7a		TEMPORARY OPERATION OF ACQUIRED PROPERTY		
	R 1410.027	LPA salaries and wages - Management (*from Form H-630*)	$ 127,000	
	R 1448.01	Gross income from temporary operation	(-)3,090,600	

CLASS OF LESSEE	NO. OF PROPERTIES	AVERAGE RENTAL	UNIT MOS. OF MGMT.	TOTAL INCOME
Residential	2,252	$ 50	24	$ 2,702,400
Commercial	225	65	24	351,000
Industrial	6	100	24	14,400
Institutional	19	50	24	22,800

* For a project on a three-fourths capital grant basis, enter zero on lines 1 through 8 and 12.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

NARRATIVE ACCOMPANYING DATA SUPPORTING
PROJECT EXPENDITURES BUDGET FORM H-6121 CODE NO. R-226(6)

This budget covers the early land acquisition period and the conventional project execution period. It is assumed that four years are required to carry out project execution, including the early land acquisition stage. The starting date is December 1962, and the termination date is December 1966.

1. Total Survey and Planning Expenditures. $960,000

R1401, Survey and Planning Costs

It is estimated that survey and planning expenditures and encumbrances as of July 1, 1963, when the conventional project execution stage begins, will be $825,000, including interest costs of $25,000.

R1403, General Neighborhood Renewal Plan Costs

The Washington Park Urban Renewal Area is the first project to be undertaken within the Roxbury-North Dorchester GNRP (Mass.R-50). The contract for advance for the Roxbury-North Dorchester GNRP is for $129,800. In accordance with the Urban Renewal Manual, Section 43-4, the advance for the GNRP is to be

repaid out of funds which become available for the first urban renewal project in the Plan area. Total cost of the advance for the GNRP are estimated at $135,000, including interest.

2A. Administration $795,900

a. R1410.01, Salaries, Form H-630, $440,500

b. R1410.19, Sundry Overhead:

Pro rata share of central administration overhead costs for the entire Authority operation is $276,700; ten per cent of this amount is allocated to the Washington Park budget, or $27,600; assuming four years for carrying out project execution, pro rata share of central administration is $110,400.

This account also includes sundry overhead costs directly chargeable to project activities (rental of office equipment, blueprinting, reproduction of maps, etc.): Per annum cost is estimated at $5,000; assuming four years for carrying out project execution, project sundry overhead costs is $20,000.

The cost of remodeling and renovating a building in the project area for use as a site office, included in the approved Project Expenditures Budget for the early land acquisition activities, is also incorporated into this account: $50,000.

Total cost of Sundry Overhead is summarized as follows:

central administration overhead	$110,400
project overhead	20,000
site office	50,000
Total	$180,400

c. R1410.16, Publications

Washington Park Project is primarily a rehabilitation effort and communications with the public are critical. It is anticipated that during the project execution period, two brochures, numerous pamphlets, leaflets and newsletters will be distributed to the residents and property owners of the project area. $20,000 is budgeted for publication during the four year project execution period.

d. R1410.09, Retirement Contribution

Retirement contribution is calculated by taking 8 per cent of total estimated salaries to be paid during the project execution period. Retirement contribution cost is $155,000.

2B. R1410.05, Travel $10,000

Auto mileage and miscellaneous travel costs during the four year project execution period are estimated at $2,500 per year, or a total cost of $10,000.

3. R1475, Office Furniture and equipment -0-

Office furniture and equipment costs are incorporated into central administration overhead costs, R1410.19

4. R1415, Legal Services $140,800

a. R1410.024, salaries, see Form H-630, $28,800

b. R1415.03, Acquisition-Condemnation

It is assumed that approximately 20 per cent of the parcels to be acquired will require litigation. On the basis of past experience, it is assumed that each case will require counsel

to spend three days in court at $150 per day, 1 half day for preparation at $75, three hours waiting time at $10 per hour, or $30. and miscellaneous expenses of $5, for a total average cost per case of $560. Total cost for settling all land damage cases requiring litigation is $112,000.

5. R1430, Survey and Planning $202,000

Since the Washington Park Urban Renewal Area is a rehabilitation and conservation project, considerable planning and design review work will have to be undertaken during the project execution period. Detailed area planning and programming and design review will have to be done in order to ensure that the general provisions of the Urban Renewal Plan document are carried out. This budget item is made up entirely of account R1410.021, as given on Form H-630.

6. Acquisition Expenses $209,350

a. R1410.022, Salaries, see Form H-630, $16,200

b. R1440.02, 425 first acquisition appraisals @ $100, or $42,500

c. R1440.02, 425 second acquisition appraisals @ $100, or $42,500

d. R1440.03, option negotiation services @ $134, for 375 parcels or, $49,950

e. R1440.04, title information for 380 parcels @ $140, or $53,200

f. R1440.05, sundry acquisition costs--direct purchase: $2,000

g. R1440.06, sundry acquisition costs--condemnation: $3,000

7A. R1448, Temporary operation of acquired property $156,304

a. R1410.027, Salaries, see Form H-630, $127,000

b. R1448.01, Gross income for temporary operations, $3,090,600

c. R1448.03, Repairs and normal maintenance costs are estimated on the basis of experience in other redevelopment projects in Boston; a per-unit month cost was calculated and adjusted for differences in the Washington Park Urban Renewal Area, resulting in a total cost of $1,635,648. This estimate includes janitorial wages and supplies, watchman wages, fuel, lighting, power, sewerage and water rentals.

d. R1448.034, Insurance. On the basis of actual bids received for insuring properties in the Washington Park early land acquisition clearance section tracts, insurance to cover the properties to be acquired during the project execution stage is estimated at $82,080.

e. R1448.036, Real Estate Tax Payments. Real estate tax payments are calculated on the basis of taxable improved property in BRA possession as of the beginning of each year and when the tax rolls are developed. Carrying the caluclations through the project execution period, real estate tax payments are $1,394.176.

f. R1448.039, Temporary on-site move: 100 moves at $80 or $8,000

8. R1443, Relocation $505,000

A. R1410.023, Salaries, see Form H-630, $505,000

9. R1450, Site Clearance $1,398,575

a. R1410.025, Salaries, see Form H-630, $14,375

b. R1480.02, Demolition of structures: 1,538 structures @ $900 or $1,384,200

10. R1455, Project or site improvements $568,125

a. R1410.026, Salaries, see Form H-630, $43,125

b. R1480.03, Project improvements to be included in this budget will be based upon project improvements required for 1963 in accordance with the staging plan worked out by the staff. Amount budgeted for project improvements in this budget is $500,000.

c. R1435, Contracts for preparation of working drawings, specifications, and contract documents for project improvements. On the basis of experience in other renewal projects in Boston, it is estimated that the cost of these preparations will average about 5% of the cost of project improvements: .05 x 500,000, $25,000.

11. R1445, Disposal, Lease and Retention Costs $100,000

a. R1410.028, see Form H-630 $64,000

b. R1445.01, disposition appraisals are estimated to cost

$8,000, as based on the cost of first re-use appraisals; physical surveys and marking of the boundaries of the project area with the costs of preparing disposal maps and parcel plats are estimated to cost $25,000 as based on experience in other renewal projects in Boston. Total cost $33,000.

c. R1445.02, Cost of commission and fees, $3,000

12. R1463, Rehabilitation $538,200

a. R1410.029, Salaries, see form H-630, $387,000

b. R1460, net cost of rehabilitation demonstration; for detailed documentation, (see Code No. R-221, Item H for detailed documentation):

cost of acquisition	$133,200
cost of rehabilitation	168,000
Total cost	301,200
Less: Proceeds for sale of properties	150,000
Net cost of rehab. demo.	$151,200

13. Interest $450,000

R1420.013, Interest costs are based on the calculations given in the following table:

Year Jan. to Dec.	New	Outstanding	Rate	Interest	Deposits into Fund
1963	$6,000,000	$6,000,000	1.6%	$ 96,000	$4,222,000
1964	7,000,000	8,778,000	1.6	140,000	4,834,000
1965	2,700,000	6,644,000	1.6	106,000	1,861,000
1966	2,000,000	6,783,000	1.6	108,000	1,489,000

17. R1440 Real Estate Purchases $11,121,000

On the basis of the relationship of fair market value to assessed valuation, as calculated from first acquisition appraisals made on over half the properties to be acquired in the project area, real estate acquisition costs are estimated at $11,121,000.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

JAN 25 1963

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING OF APPLICATION

CODE NO. R-231 (1)

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN APPLICATION
FOR LOAN AND GRANT
FOR PROJECT NO. MASS. R-24

WHEREAS it is necessary and in the public interest that the Boston Redevelopment Authority avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project referred to as the Washington Park Urban Renewal Area, hereinafter referred to as the "Project", said urban renewal area being more particularly described in Exhibit "A" attached hereto and made a part of this resolution as if fully set forth herein; and

WHEREAS it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Local Public Agency and will require among other things: (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of families displaced from the project area; and (3) other local obliga-

tions and responsibilities in connection with the undertaking and carrying out of urban renewal projects; and

WHEREAS the Boston Redevelopment Authority has entered into a Temporary Loan Contract (Early Land Acquisition) Contract No. Mass. R-24(L) with the United States of America, which contract was executed on November 19, 1962, in the amount of $5,084,676.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BOSTON REDEVELOPMENT AUTHORITY, that an Application on behalf of the Boston Redevelopment Authority for a loan under Section 102(a) of said Title I in the amount of $17,723,077, and for a Project Capital Grant and a Relocation Grant to the full amount available for undertaking and financing the Project is hereby approved, and that the Development Administrator is hereby authorized and directed to execute and to file such Application with the Housing and Home Finance Agency, and to provide such additional information and to furnish such documents as may be required in behalf of said Agency, including but not limited to such action as may be required pursuant to the Temporary Loan Contract (Early Land Acquisition) Contract No. Mass. R-24(L), dated November 19, 1962, and to act as the authorized correspondent of the Boston Redevelopment Authority.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

JAN 25 1963

CERTIFICATE OF RECORDING OFFICER

CODE NO. R-231 (1)

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is duly qualified and acting Secretary of the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the journal of the proceedings of the Members of the Boston Redevelopment Authority (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the nineteenth day of December 1962.

3. Said resolution has been duly recorded in the journal of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If the seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this _____day of _____, 1962.

LS

Signature of Recording Officer

Title of Recording Officer

ATTEST:

Signature of Attesting Officer

Title of Attesting Officer

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

January 25, 1963

OPINION OF LPA COUNSEL RESPECTING
APPLICATION FOR LOAN AND GRANT

CODE NO. R-231(2)

Boston Redevelopment Authority
1108 City Hall Annex
Boston, Massachusetts

Re: Application for Loan and Grant, Washington Park Urban Renewal Area, Project No. Mass. R-24, Boston, Massachusetts

Gentlemen:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") in the above-identified project, my opinion, including certain factual statements requested by the Housing and Home Finance Agency, is as follows:

1. I have reviewed the Legal Information submitted on HHFA Forms H-6103A and H-6103B, dated April 24, 1962; I have made an examination of applicable State law and am of the opinion that since the date of the submission of said Legal Information, there has not been any court decision, statutory or constitutional enactment, or any revision or amendment of any State or local law requiring any change or supplementation of the Legal Information submitted as aforesaid, and that the said Legal Information as of the date of this opinion is, to the best of my knowledge and belief, true and correct.

2. I have reviewed the Application for Loan and Grant, dated January 25, 1963, and approved by the Local Public Agency on December 19, 1962, for Project No. Mass. R-24, including particularly the data and information relating to (a) the size and character of the proposed project area, (b) the proposed project, (c) the activities to be undertaken by the Local Public Agency in carrying out the proposed project, and (d) the proposed method of financing the project.

3. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning said project.

4. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the project and project activities described in the application in the manner set forth therein after completion of the following actions:

(a) Resolution of the Authority determining to undertake the project;

(b) Specific finding by the Authority pursuant to Chapter 652 of the Acts of 1960, that the plan is based upon a local survey and conforms to a comprehensive plan for the locality as a whole;

(c) Execution of a Cooperation Agreement between the City of Boston and the Authority and approval by the Mayor and Council by appropriate resolution;

(d) Approval of the Division of Urban and Industrial Renewal of the Commonwealth of Massachusetts;

(e) Adoption of an order of taking by the Authority;

(f) Compliance by the City of Boston to the extent necessary with Section 26DD of Chapter 121 of the General Laws of Massachusetts;

(g) Posting of security for Eminent Domain Taking to the satisfaction of the Mayor pursuant to Chapter 79 and Chapter 121 of the General Laws of Massachusetts;

(h) Filing of Order of Taking at Registry of Deeds, County of Suffolk, Commonwealth of Massachusetts.

5. I am of the further opinion, on the basis of the data and information submitted in support of the application:

(a) That the proposed project area meets the requirements of State law, particularly Sections 26JJ, 26KK, 26WW, 26YY, 26ZZ of Chapter 121 of the General Laws of Massachusetts, for undertaking the proposed project activities and carrying out the proposed project therein.

(b) That the proposed project area is within the meaning of Section 110(c) of Title I of the Housing Act of 1949, as amended, a predominantly residential area.

(c) That the project and project activities described in the application are consistent with the Urban Renewal Plan which has been prepared for the proposed project area.

John C. Conley
General Counsel

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE
JAN 25 1963

OPINION OF LPA COUNSEL RESPECTING
URBAN RENEWAL PLAN

CODE NO. R-231 (3)

Mr. Charles J. Horan
Director of Urban Renewal
Region I
Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re: Urban Renewal Plan for Washington Park Urban Renewal Area
Project No. Mass. R-24, Boston, Massachusetts

Dear Sir:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") in the above-identified project, my opinion, including factual statements requested by the Housing and Home Finance Agency, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Boston Redevelopment Authority relating to the Washington Park Urban Renewal Area in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, (hereinafter called the "Plan"), which Plan is more specifically identified as follows:

> A mimeographed document dated January 14, 1963, entitled, "Urban Renewal Plan", consisting of thirty-three pages and three exhibits, for the project area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Mayor and Council of the City of Boston and by the State Housing Board, will be a valid Plan, meeting

all the requirements of State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous, and does not provide for any illegal discriminatory action or illegal preferential action or requirement.

3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.

4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.

(b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.

(c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved public utilities, and improved recreational and community facilities in Boston.

(d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.

(e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.

(f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.

5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Yours truly,

John C. Conley
General Counsel

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

JAN 25 1963

NOTICE OF PUBLIC HEARING

CODE NO. R-231 (4)

A public hearing will be held by the Boston Redevelopment Authority on January 14, 1963, at 7:30 P.M. (E.S.T.) in Boston Technical High School, formerly Roxbury Memorial High School, located at the corner of Warren and Townsend Streets, Boston, Massachusetts, to consider:

1. A proposed determination by the Boston Redevelopment Authority that the following described area, for which the Boston Redevelopment Authority is preparing an urban renewal plan is a substandard and decadent area:

That certain tract of land, referred to as the Washington Park Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:
Northerly by the northerly sideline of Dudley Street.
Easterly by the easterly sideline of Warren Street and the easterly sideline of Blue Hill Avenue,
Southwesterly by the southwesterly sideline of Seaver Street and the southwesterly sideline of Columbus Avenue,

Westerly by the westerly sideline of Washington Street to the southerly sideline of Dimock Street, thence by the southerly sideline of Dimock Street to a point which is the intersection of the extended property line between the Notre Dame Academy and the New England Hospital with the southerly sideline of Dimock Street; thence turning and running across Dimock Street by said extended property line and by the property line between the Notre Dame Academy and the New England Hospital to Columbus Avenue and across Columbus Avenue by said property extended to intersect with the westerly sideline of Columbus Avenue, thence by the westerly sideline of Columbus Avenue to the northerly sideline of Ritchie Street, thence by the northerly sideline of Ritchie Street to the intersection of the northerly sideline of Ritchie Street with the westerly sideline of Marcella Street; thence crossing Ritchie Street to a point in the southerly sideline of Ritchie Street which is the property corner between Notre Dame Academy and property at Number 42 Marcella Street, thence running by various courses and distances in a general southeasterly direction by the northeasterly property line of Notre Dame Academy to the westerly sideline of Washington Street; thence by the westerly sideline of Washington Street to the southerly sideline of Guild Street; thence by the southerly sideline of Guild Street to the westerly sideline of Lambert Avenue; thence by the westerly sideline of Lambert Avenue to the northerly sideline of Bartlett Street, thence by the northerly sideline of Bartlett Street to the westerly sideline of Washington

Street, thence by the westerly sideline of Washington Street to the northerly sideline of Dudley Street.

2. A proposal for the undertaking by the Boston Redevelopment Authority of an urban renewal project under the provisions of Massachusetts General Laws (Ter. Ed.), Chapter 121, as amended, with Federal financial assistance under the Housing Act of 1949, Title I, as amended in the Washington Park Urban Renewal Area; to acquire land in the project area; to install, construct, or reconstruct streets, utilities, parks, playgrounds, and other project improvements; to make land available for development or redevelopment by private enterprise or public agencies as authorized by law; and to carry out plans for a program of repair, rehabilitation and conservation of buildings or other improvements, including acquisition and repair or rehabilitation of a limited number of structures by the Boston Redevelopment Authority for guidance and demonstration purposes;

3. A Proposed Relocation Program for the Washington Park Urban Renewal Area;

4. A Proposed Urban Renewal Plan for the Washington Park Urban Renewal Area.

The Relocation Program, the Urban Renewal Plan and the Property Map showing proposed acquisitions are available for examination

at the offices of the Boston Redevelopment Authority at 73 Tremont Street, and at City Hall Annex, Boston, Massachusetts, and will be open for discussion at the hearing.

Any person or organization desiring to be heard in connection with the above matters may appear and will be given an opportunity to be heard.

BOSTON REDEVELOPMENT AUTHORITY

By_____
Kane Simonian, Secretary

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

JAN 25 1963

CITATION OF LAW CONCERNING AD VALORAM TAXES

CODE NO. 231 (5)

CApitol 7-6880

Res. OXford 6-4538

JOHN C. CONLEY

Attorney at Law

73 Tremont St., Boston 8, Mass.

Boston Redevelopment Authority
73 Tremont Street
Boston, Massachusetts

Re: Washington Park Urban Renewal Area
Project No. Mass. R-24

Gentlemen:

Section 12 of Chapter 79 of the Massachusetts General Laws states in part as follows:

>"Whenever the title or interest taken is such that the property will be exempt from taxation so long as it is held and used for the purposes for which it is taken, the damages for the taking shall include an amount separately determined and stated which shall be estimated to be equal to that portion of the tax assessed upon the property in the year it is taken which, if the tax were apportioned pro rata according to the number of days of each year, would be allocable to the days ensuing after the taking....."

Accordingly, it is mandatory that the Authority pay taxes on any taxable property from the date of the taking to the end of the year in which the taking was made.

EXCERPT
MASSACHUSETTS GENERAL LAWS (TER. ED.)
CHAPTER 121, AS AMENDED,
SECTION 26R

Section 26R. Exemption from Taxation: Payments in Lieu of Taxes. The real estate and tangible personal property of a housing authority (including houses constructed by a housing authority on private land in rural areas under the provisions of section twenty-six II) shall be deemed to be public property used for essential public and governmental purposes and shall be exempt from taxation and from betterments and special assessments; provided, that in lieu of such taxes, betterments and special assessments, a city or town in which a housing authority holds real estate used or to be used in connection with such a project may determine a sum to be paid to the city or town annually in any year or period of years such sum to be in any year not in excess of the amount that would be levied at the current tax rate upon the average of the assessed value of such real estate, including buildings and other structures, for the three years preceding the acquisition thereof, the valuation of each year being reduced by all abatements thereon, as compensation for improvements, services and facilities, other than gas, water and electricity, furnished by such city or town for the benefit of such project. Such a city or town may, however, agree with such a housing authority upon the payments to be made to the city or town as herein provided or such housing authority may make and such city or town may accept such payments, the amount of which shall not in either case be subject to the foregoing limitation. The last paragraph of section six and all of section seven of chapter fifty-nine shall, so far as apt, be applicable to payments under this section.

Nothing in the Housing Authority Law shall be construed to prevent the taxation, to the same extent and in the same manner as other real estate is taxed, of real estate acquired by a housing authority for a land assembly and redevelopment project and sold by it, or of the leasehold interests and buildings and other structures belonging to private individuals or corporations on land acquired and held by a housing authority for such a project and leased by it; provided, however, that real estate so acquired by a housing authority and sold or leased to an urban redevelopment corporation organized under chapter one hundred and twenty-one A, or to an insurance company or savings bank or group of savings banks operating under said chapter, shall be taxed as provided in said chapter and not otherwise. (1938, 484, appvd. 7/5/38. Declared an emergency law; 1946, 574, sec. 1, appvd. 6/14/46. Declared an emergency law).

Your attention is also directed to Section 26R of Chapter 121 of the Massachusetts General Laws, an extract of which is attached hereto. You will recall previous discussions with the Housing and Home Finance Agency concerning the scope and effect of this section.

Very truly yours,

John C. Conley
General Counsel

Attmt.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

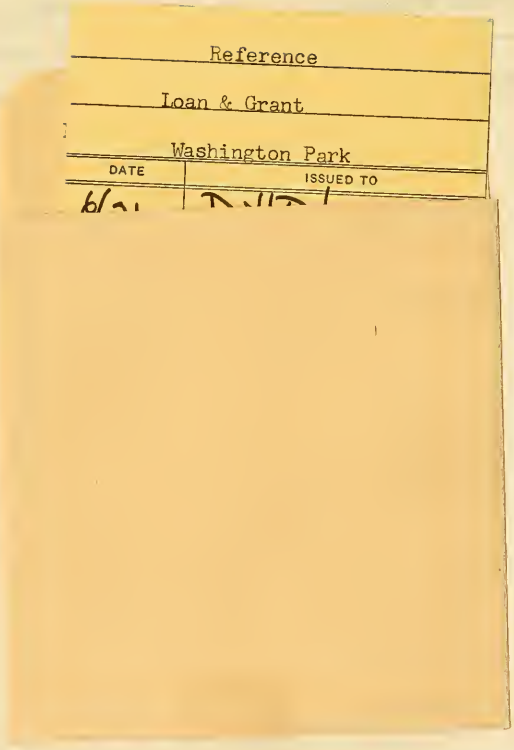
SUBMISSION DATE

JAN 25 1963

RENT SUPPLEMENTATION PROGRAM

CODE NO. R-231 (6)

No rent supplementation program for displaced site occupants is proposed.


Reference
Loan & Grant
Washington Park
DATE
ISSUED TO